



Oliver Court, Dobwalls

Guide Price £375,000

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THE PROPERTY

An impressive four-bedroom detached home, showcasing a stylish and contemporary design.

The well-planned accommodation includes a modern fitted kitchen/diner, a spacious lounge, a ground floor cloakroom, utility room and a partly converted garage currently utilised as a boot room. Upstairs, there is a family bathroom and a sleek en-suite to the master bedroom.

Additional benefits include gas central heating, double glazing, private parking, and a generously sized enclosed garden.

THE OUTSIDE

The property boasts private parking to the front, complemented by a neat, low-maintenance lawned garden. To the rear, an enclosed garden provides an ideal setting for relaxing, entertaining, or al fresco dining.

With a gazebo and a blend of astro turf, patio and decking areas, the space also features well-stocked planting beds filled with a variety of plants, shrubs, and trees.

THE LOCATION

Situated on the edge of the sought-after village of Dobwalls, this property enjoys the best of both rural charm and everyday convenience.

Dobwalls itself offers a strong sense of community along with a range of local amenities including a village pub and restaurant, convenience store, primary school, and a popular farm shop.

Just two miles away, the historic market town of Liskeard provides a wider selection of shops, supermarkets, schools, and eateries, along with a mainline railway station offering excellent transport links across the country. The nearby A38 also provides quick and easy access to Plymouth and further into Devon and Cornwall.

Surrounded by rolling countryside and close to Bodmin Moor and the South Coast, the property is perfectly placed for both daily life and weekend escapes.

FAQs

Tenure – Freehold

Garden Aspect - West

Council Tax Band - TBC

Services - Mains Gas, Electricity, Water and Drainage.

Seller's Movements – Buying on

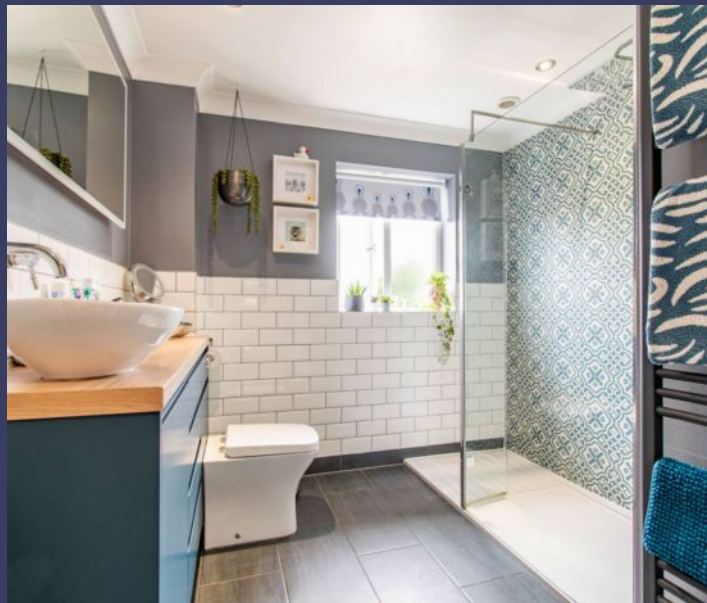
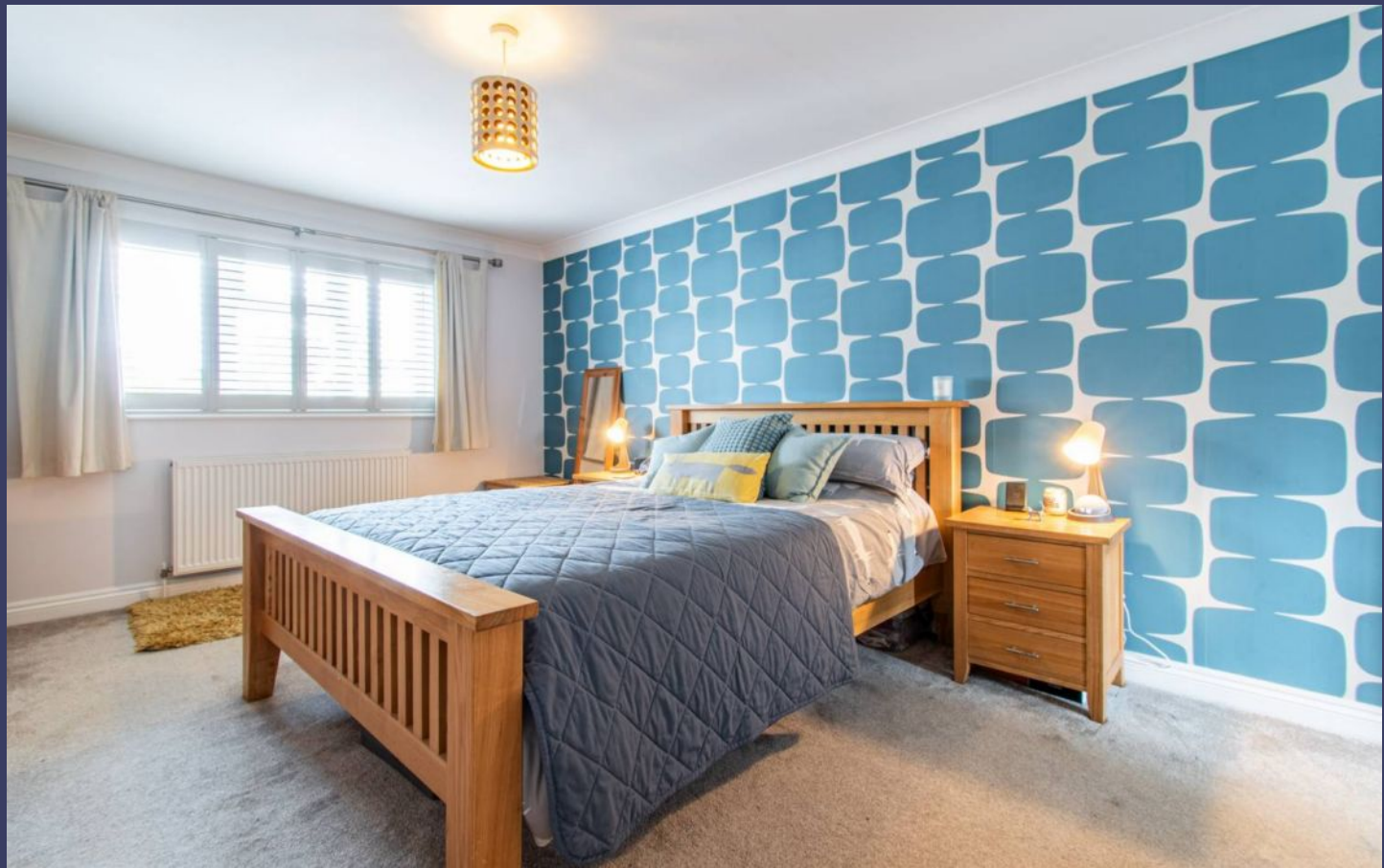
SatNav Reference – PL14 6AQ

Agents Note: We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website

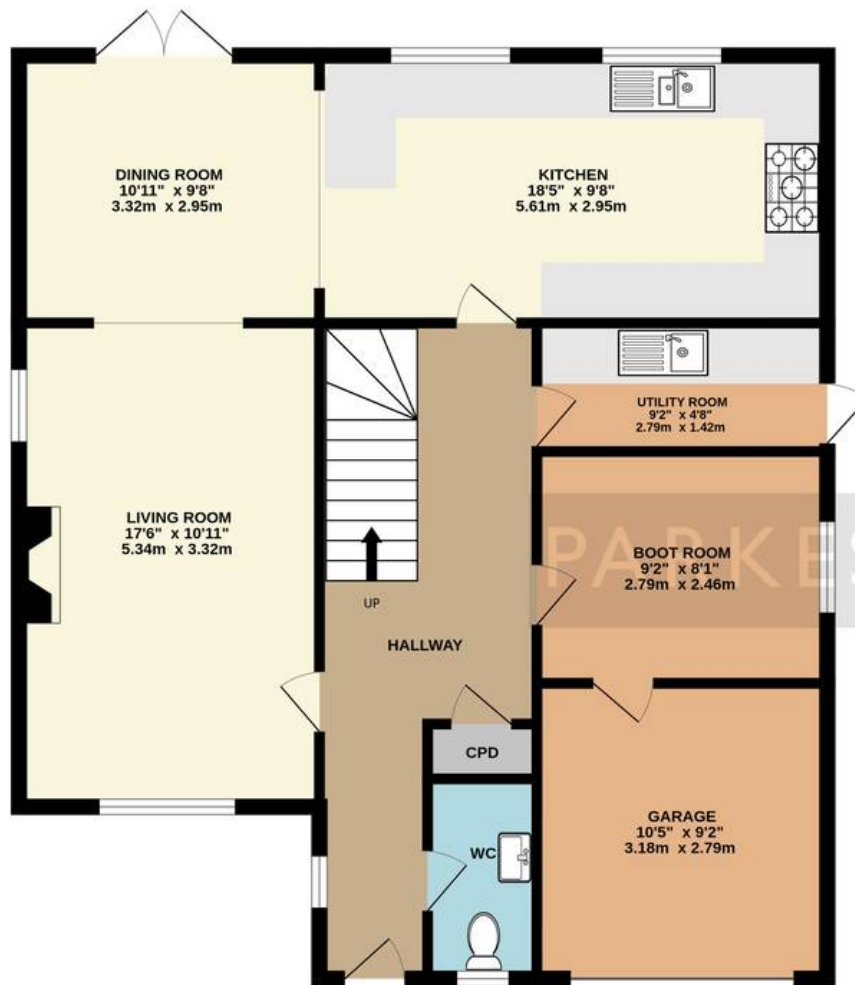
DIRECTIONS

From the Twelvewoods roundabout on the A38, enter Dobwalls village. Continue past The Highwayman pub, then at the mini-roundabouts, turn left onto Havett Road. Follow the road and take the first left into Havett Close. Proceed along and take the third left into Newton Court, continuing straight ahead into Oliver Court, where the property is located on the right-hand side.

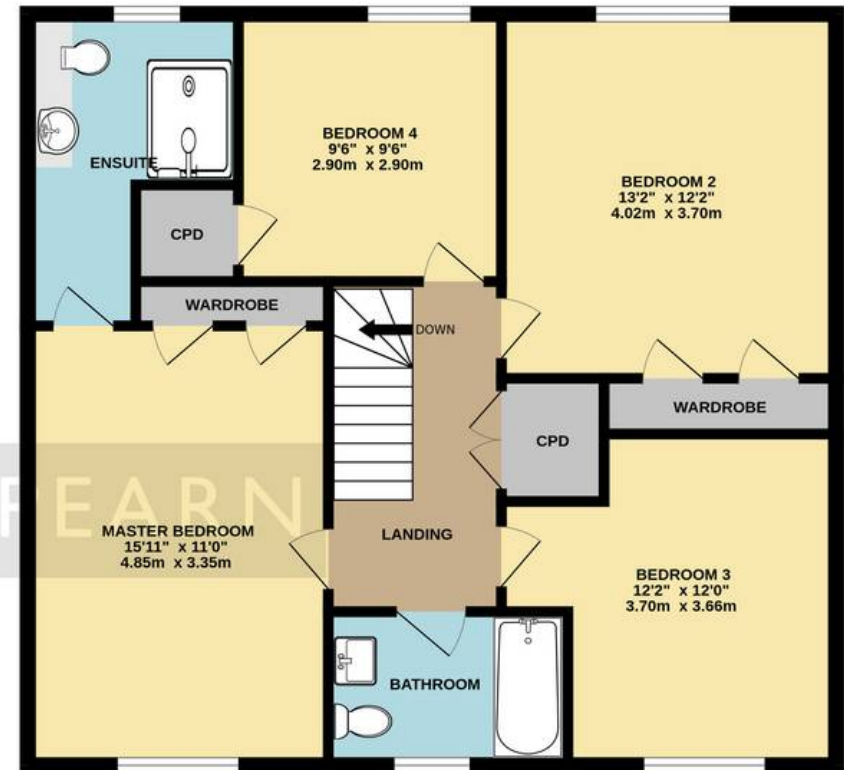
What3Words ///popular.helper.corrosive



GROUND FLOOR
907 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR
797 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 1704 sq.ft. (158.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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