



Roseveare Close, Pensilva

Guide Price £270,000

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THE PROPERTY

A stylish and well-presented semi-detached home, featuring a contemporary fitted kitchen-diner, a spacious lounge, conservatory, and a ground floor cloakroom. Upstairs offers three bedrooms and a modern four-piece family bathroom. The property further benefits from gas central heating, double glazing, a low-maintenance rear garden, and private parking. Situated within a sought-after modern development in a popular moorland village.

THE OUTSIDE

The property boasts a south-facing rear garden, offering excellent sunlight throughout the day. Enclosed and private, the garden provides a peaceful retreat with a sense of seclusion. The design focuses on low maintenance, making it ideal for those who prefer a practical, hassle-free outdoor space. A level patio area serves as the perfect spot for al fresco dining and outdoor entertaining, offering a wonderful setting for enjoying meals or simply relaxing in the sunshine.

THE LOCATION

Pensilva is a popular sizeable village located on the edge of Bodmin Moor, an Area of Outstanding Natural Beauty.

A historic mining heritage and rugged scenery along with an abundance of wildlife make the landscape a popular backdrop for recreational pursuits including walking, rambling, Mountain Biking, and Horse Riding.

The village amenities make it a comfortable place to live with a thriving village store and Community Centre. There is a primary school, recreational field, doctor surgery, the Wheal Tor Restaurant, and a well-regarded farm shop and cafe all within or on the edge of the village.

The neighbouring market town of Liskeard is within 4 miles, providing a mainline railway station with direct links to Plymouth, London, and beyond and a main coach stop. Everyday town centre facilities include a retail park, supermarkets, leisure centre, community hospital, and both primary and secondary schools. The A38 dual carriageway is easily accessible with direct access to Plymouth, Devon, and westbound further into Cornwall.

Council Tax band: C

Tenure: Freehold

EPG 5 Efficiency Rating: C





FAQS

Tenure – Freehold

Services – Mains gas, electricity, water, and drainage.

Garden Aspect – South

Seller's position – TBC

Council Tax Band –

Satnav reference – PL14 5GZ

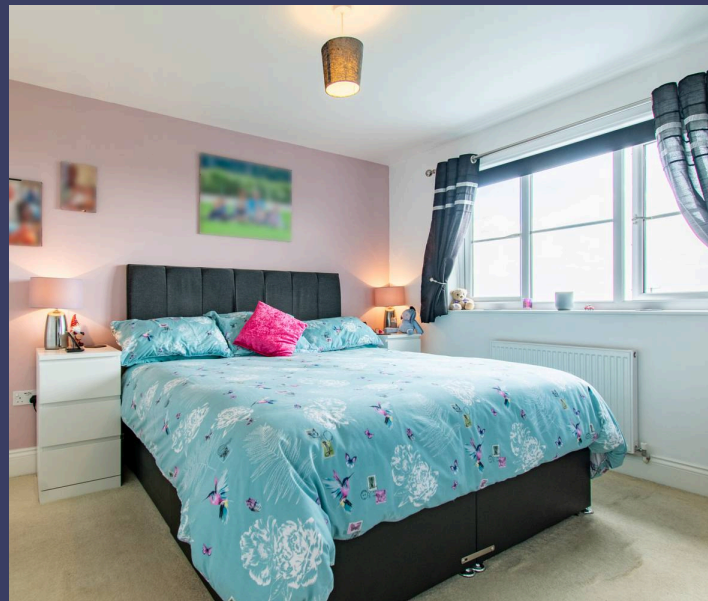
Development service charges - TBC

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"

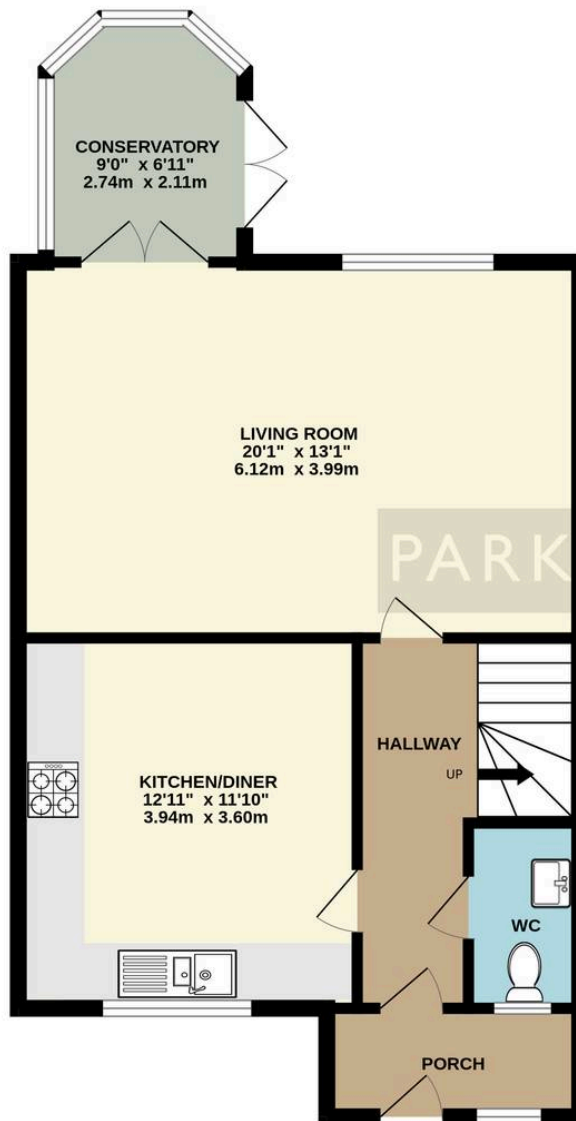
DIRECTIONS

From Liskeard proceed along Greenbank Road (B3254) and at the next mini roundabout take the first exit onto the St Cleer Road. Continue for approximately 4 miles and turn right onto Higher Road, signposted Pensilva. Continue straight ahead onto Princess Road, passing the Millennium Centre and bear right at the Victoria Inn onto St Ive Road. Turn right into Roseveare Close followed by a first left where the property can be straight ahead.

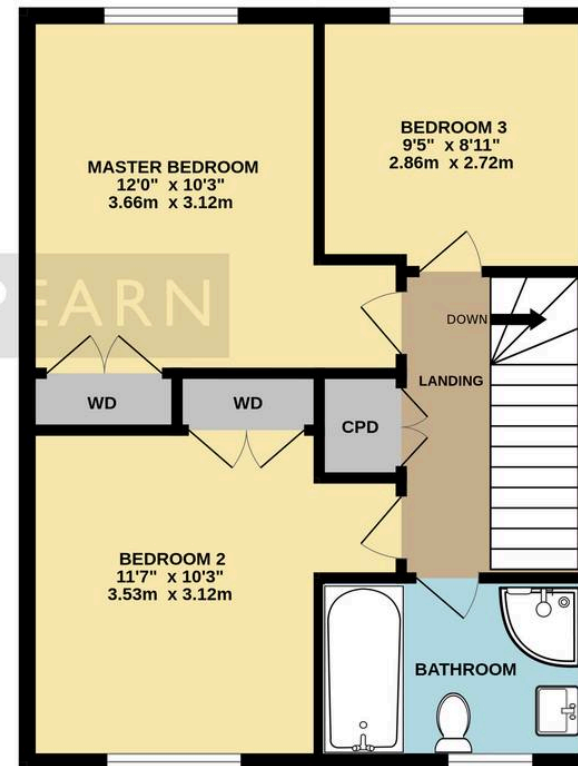
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GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.8 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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Parkes and Pearn Property Consultants

Parkes & Pearn Estate Agents, 13 Bay Tree Hill - PL14 4BG

01579 343633 • sales@parkesandpearn.co.uk • www.parkesandpearn.co.uk/