



Osborn Barns, Tremar

Guide Price £280,000

PARKES & PEARN

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THE PROPERTY

This three double bedroom detached house is located in a popular and tranquil hamlet on the outskirts of Liskeard, offering an ideal opportunity for a new owner to personalise it. Designed for low-maintenance rural living, the property accommodation further includes an open-plan lounge and dining area with a multi fuel stove, a fitted kitchen breakfast room, and a family bathroom on the first floor. Additional benefits include LPG heating, double glazing, a low-maintenance garden, and a detached garage.

THE OUTSIDE

The property is accessed via a driveway with wrought iron gates leading to a courtyard-style enclosed garden. The garden is primarily block paved, bordered by low display walls adorned with a variety of mature shrubs and perennials. Bathed in sunlight, this space offers an ideal spot for outdoor living and tranquil relaxation. A detached garage with adjoining parking space is accessed via the driveway.

THE LOCATION

Tremar is a charming moorland hamlet located near Bodmin Moor, renowned for its excellent walking trails, riding opportunities, famous heritage sites and a well stocked farm shop and eatery . The nearby villages of Darite and St Cleer offer convenient amenities such as Parish churches, pubs, MOT service garages, and primary schools. Just a short distance away is Siblyback Lake Country Park, which boasts a well regarded cafe and is a popular destination for walking and various outdoor activities.

The neighboring market town of Liskeard is less than 3 miles from Tremar and provides a broader range of services and facilities. In Liskeard, you'll find a bustling town centre with retail shops, supermarkets, a retail park, a leisure centre, a community hospital, and both primary and secondary schools. This close proximity to Liskeard ensures that while you enjoy the tranquility of a rural setting, all essential services are within easy reach.

FAQS

Services - Mains electric, water and drainage. Private heating (LPG gas)

Vendors plans - Buying on

Tenure - Freehold

Garden aspect - South East

Satnav Reference - PL14 5HF

Council Tax Band - C

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 Greenbank Road in Liskeard, take the B3254 at the mini roundabout towards Pensilva. After half a mile, bear left towards St Cleer. Continue for another mile, then take the second right turn for Tremar. Proceed for about half a mile, passing Horizon Farm and going under the bridge. After passing Tremar Lane, turn right at the sharp left-hand bend. The property will be on the right.

What3words///hang.foot.products



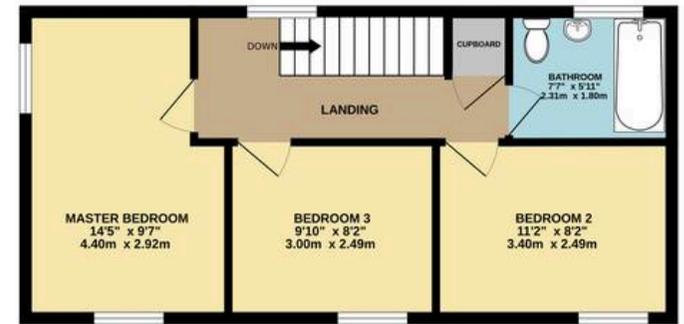
GARAGE
199 sq.ft. (18.5 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 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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