


Cross Keys Estates

Opening doors to your future




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Residential Sales & Lettings




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The Old Post Office
Liskeard, PL14 6EP

Guide Price £625,000 - £650,000 Freehold

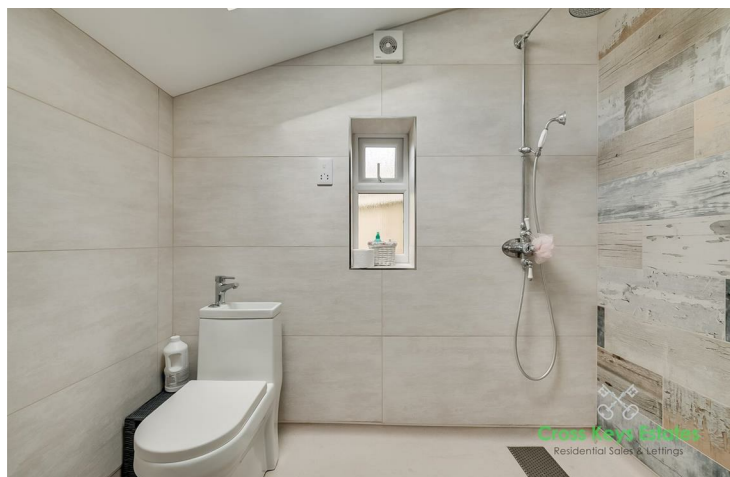


The Old Post Office , Liskeard, PL14 6EP

Offers In Excess Of £600,000 Freehold

**** Offer In Excess Of £600,000**** Cross Keys Estates are delighted to present for sale this "Escape To The Country" property in the pretty hamlet of Common Moor, near St Cleer, Menheniot and Liskeard, deep in the tranquil Cornish countryside, a central location for exploring either coast line, with Looe only 10 miles away and either coast is accessible. The main house consists four good size double bedrooms (primary ensuite), family bathroom, contemporary ground floor wet room, Boot room/Utility area, dining room, fabulous sitting room and a stunning fitted country kitchen. The annex "Miners Cottage" is an idyllic one bedroom, two storey cottage that has been used as an AirBnB and short term let property, this would also make a perfect granny annex, au pairs accommodation or a continued rental. There is also another barn with lapsed planning consent for another cottage (requiring full development) in the grounds. The gardens are large and magnificent for any keen gardeners, several different areas for fruit and veg cultivation, established borders for privacy, enclosed patio for pet

- Escape To The Country Style Property
- Beautifully Presented Throughout
- Further Development potential
- Three Bathrooms In Main House
- Annex For Multigenerational Living
- Large Main House & AirBnB Annex
- Large Gardens, Double Driveway
- Four Bedrooms In Main House
- Beautiful Country Cottage Kitchen
- Early Viewing Advised, EPC = TBC



Cross Keys Estates

As one of The South Wests' leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed.

Common Moor

Common Moor is a hamlet in Cornwall, England. It is about a mile north of St Cleer. It is a pretty moorland hamlet situated close to Bodmin Moor offering superb walking, riding, and famous Heritage sites. Goliath Falls Forest and eatery is a stone's throw away from the village. The neighbouring market town of Liskeard is within 3 miles and provides everyday town centre facilities along with a retail park, supermarkets, leisure centre, community hospital and both primary and secondary schools. The village meeting place in Common moor is a small village hall where they host bingo nights on the second and fourth Friday of the month. It is a very old mining village founded by the Davy family; traces of its past are still visible from place names like "Davy's Row". Nearby villages of Darite and St Cleer have facilities including Parish Church, two public houses, MOT servicing garage, renowned farm shop and primary schools. Siblyback Lake Country Park is only a stone's throw away providing a range of water sports and outdoor activities. The neighbouring market town of Liskeard is within 3 miles and provides everyday town centre facilities along with a retail park, supermarkets, leisure centre, community hospital and both primary and secondary schools.

Sitting Room

19'0" x 6'7" (5.80m x 2.00m)

Play Room

6'7" x 16'3" (2.00m x 4.96m)

Dining Room

21'9" x 11'0" (6.63m x 3.36m)

Country Cottage Kitchen

12'0" x 11'7" (3.66m x 3.53m)

Utility & Boot Room

11'11" x 5'9" (3.62m x 1.76m)

Wet Room

Primary Bedroom

10'7" x 16'3" (3.23m x 4.96m)

En-suite

Bedroom 2

10'8" x 13'4" (3.26m x 4.07m)

Bedroom 3

10'1" x 13'3" (3.07m x 4.04m)

Bedroom 4

10'6" x 7'10" (3.20m x 2.38m)

Family Bathroom

MINERS COTTAGE

Living Room

12'2" x 11'2" (3.73 x 3.42)

Kitchen

Bedroom

11'3" x 11'2" (3.45 x 3.42)

Toilet & Shower Facility

Gardens & Driveways

Mature grounds with separate areas, much of which offers a high degree of privacy and seclusion, mainly laid to lawn with mature shrubs and trees. Raised decking area and several patio areas. Storage sheds and outbuildings. The gardens are subdivided into several areas providing interest and private areas to relax and enjoy this most impressive garden.

Separate Barn

This property has lapsed planning consent for development into living accommodation, separate detached annex which could be perfect for an extended family or rental income via AirBnB or short term let.

Directions

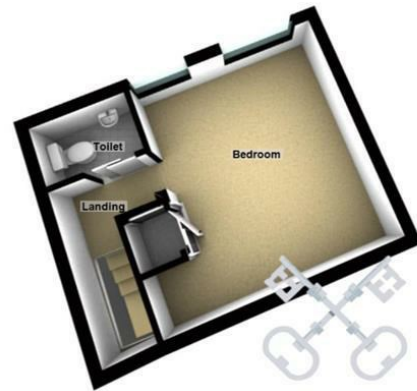
From Liskeard, proceed out of the town on the B3254 and head towards St Cleer. After a short distance take the left-hand junction where the road forks and proceed into St Cleer. Continue out through the village and at the T-junction turn right. After a short distance turn left signed for Common Moor.



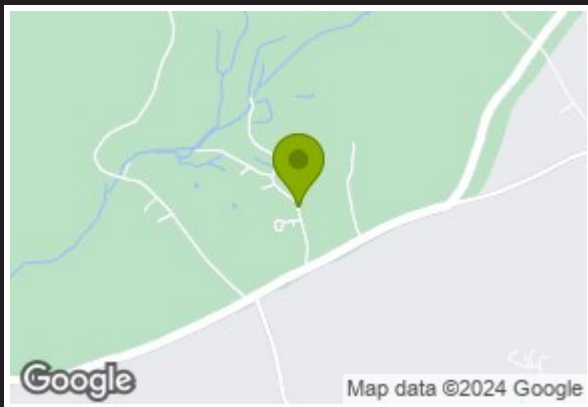
Ground Floor



First Floor



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Council Tax Band D



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