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— ASSOCIATES —

SELLING HOMES THAT FULFIL YOUR LIFESTYLE

STERTS BARN UPTON CROSS, LISKEARD, PL14 5AZ

£525,000





A spacious detached barn conversion in a prized rural setting close to the edge of the beautiful landscape of Bodmin Moor and offering versatile accommodation with potential annexe wing. About 1654 sq ft, 19' Kitchen/Dining/Family Room, 16' Sitting Room, 16' Studio/Snug, Laundry Room, 4 Bedrooms, 3 Bathrooms, Driveway Parking, Generous Gardens.

OPEN MOORLAND 1 MILE, LISKEARD 6 MILES, LAUNCESTON 10 MILES, LOOE AND THE BEACH 14 MILES



LOCATION

This enviable rural area is abundant in wildlife, where sheep & ponies graze freely. The property looks out across the idyllic unspoilt countryside . Bodmin Moor is designated an International Dark Skies Landscape with recent readings among the world's best . The wide expanse of Bodmin Moor provides unfenced open country giving freedom to roam, ride, climb ...or swim.

The property is tucked safely away from a road and just a short walk from Upton Cross Village primary school (Ofsted rated 'outstanding'), St Paul's Church, Parish Hall/post office. Nearby is the Caradon Inn /shop, and Sterts Theatre Arts Centre for all to enjoy. This area is fortunately not used by busy holiday traffic. There is a bus service to the ancient town of Launceston and into Liskeard , which has local & national coach service, along with shops, health centre, hospital etc. Liskeard Mainline Railway Station has regular trains (London Paddington 3hrs 30min) & a scenic railway branch line service into Looe .

The University City of Plymouth has a wide range of shops & entertainment facilities. From the historic Plymouth Hoe & Old Barbican by the waterside, you are near to the Brittany Ferries terminal that will take you in comfort across the Channel to France and Spain.

There is golfing at Looe Bindown and St.Mellion International Course, with swimming & leisure facilities. South East Cornwall offers everything from fish & chips to fine dining. Many safe beaches to suit all tastes are within easy drive ... on the South coast from Whitsand Bay to Fowey, or North Cornwall from Bude to Newquay.







DESCRIPTION

Sterts Barn bears the datestamp 1830 and comprises a detached barn conversion set over two floors with reversed accommodation to take advantage of the fine rural views. The layout is versatile with the potential for the studio/snug and fourth bedroom to be occupied as a guest wing or annexe depending upon individual needs. The property has handsome stone elevations and interesting architectural detail.

The accommodation extends to about 1654 sq ft and briefly comprises - FIRST FLOOR - 19' Kitchen/Dining/Family Room with dual aspect and picture window allowing beautiful views - 16' Sitting Room with wood burner - 16' Snug/Studio - GROUND FLOOR - 4 Bedrooms - 3 Bathrooms - Laundry Room.

OUTSIDE

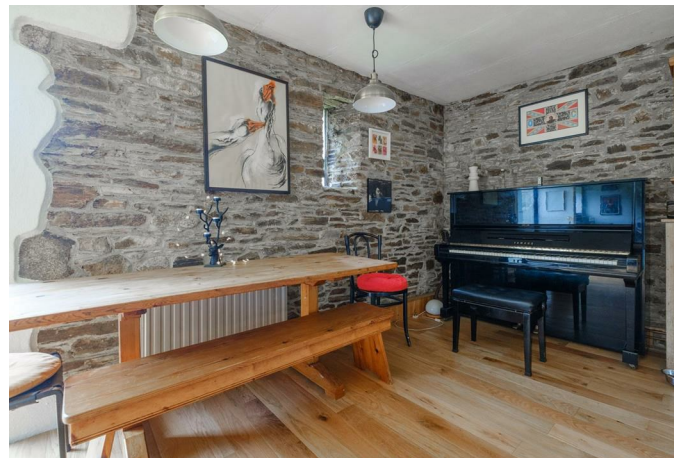
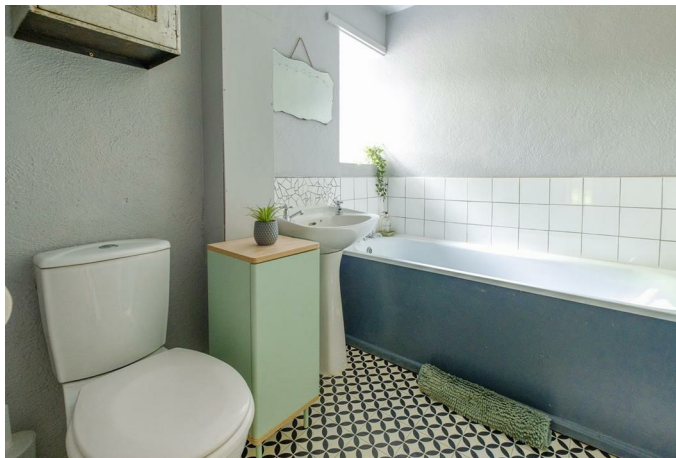
A private entrance drive provides ample level parking. There are lawned gardens front and rear with established shrubs and hedges and a south westerly aspect.

EPC RATING - ?, COUNCIL TAX BAND - E

Mains water, electricity and drainage. Superfast Fibre Broadband available. Mobile coverage - Likely.

DIRECTIONS

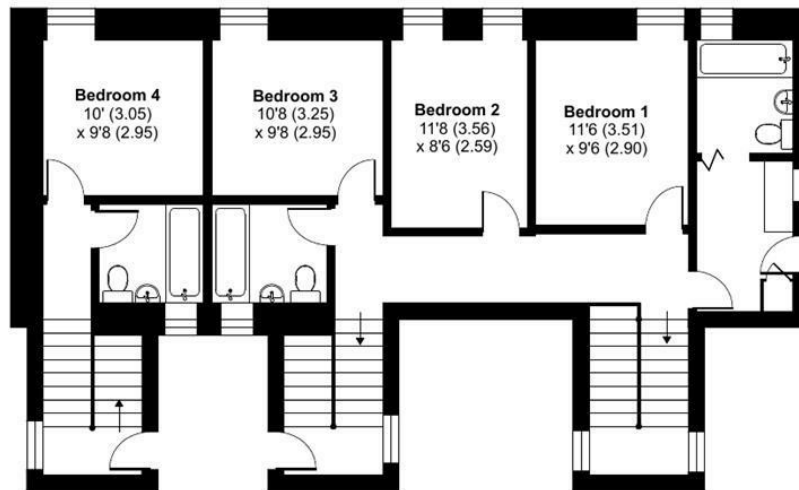
Using Sat Nav - Postcode PL14 5AZ.



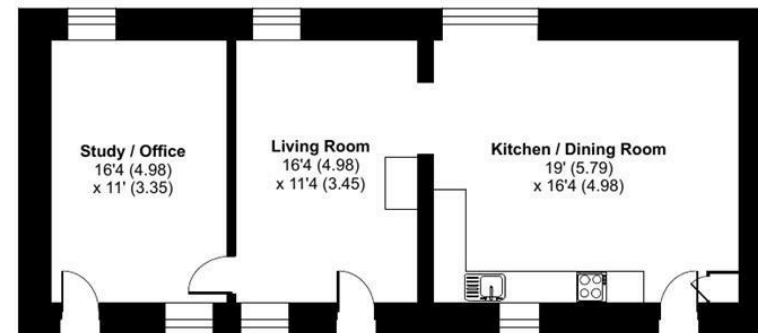
Starts Barn, Upton Cross, Liskeard, PL14

Approximate Area = 1654 sq ft / 153.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Scott Parry Associates. REF: 1172933

These particulars should not be relied upon.