

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

STERTS COTTAGE UPTON CROSS, LISKEARD, PL14 5AZ

PRICE GUIDE £535,000





A spacious detached barn conversion beautifully presented in contemporary style, with mature south facing gardens. This lovely property is on the fringe of the picturesque designated World Heritage Area of Outstanding Natural Beauty on Bodmin Moor, within the village of Upton Cross.

Approx. 2181 Sq ft, Garden Room, Kitchen/Breakfast/Family Room, Study or Dressing Room, 2 Sitting Rooms, 4 Double Bedrooms, 2 Shower Rooms, Carport, Private Parking, Paddock, Established Garden with Wooded and Natural Areas.

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



LOCATION

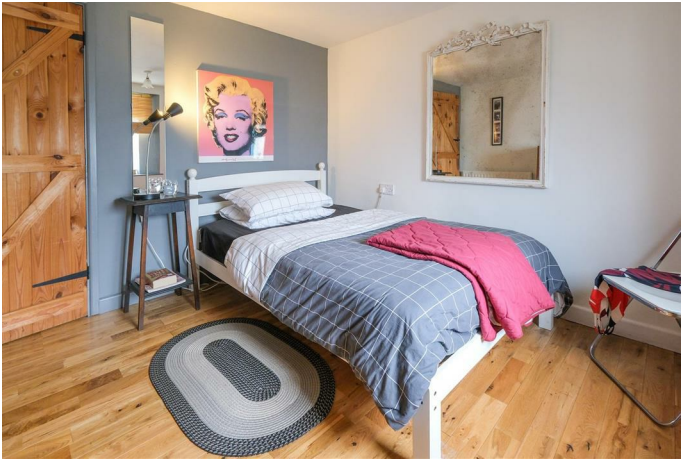
This exceptional rural area where sheep and ponies can roam freely grazing , is also rich in wildlife. The property looks out across the idyllic unspoilt countryside . Bodmin Moor is designated an International Dark Skies Landscape with recent readings among the world's best. Much of Bodmin Moor is open countryside for you to ride ,walk, climb or even swim at will.

The property lies within the village 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 Arts & Environmental Centre with its redesigned theatre. 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. Looe and Polperro Beaches within 14 miles.







DESCRIPTION

Sterts Cottage comprises a detached barn conversion with a south westerly aspect and versatile accommodation over two floors. The property is beautifully presented to a contemporary standard and offers a versatile layout with reversed accommodation and two sitting rooms providing the potential for multi-generational living. There is double glazing and lpg central heating.

The large garden room/conservatory is a fabulous feature of the house with a triple aspect and folding doors creating a 16' wide opening and a seamless transition from the house into the gardens.

The accommodation extends to about 2468 sq ft and briefly comprises -

GROUND FLOOR - 2 x Porches - Reception Hall - 18' Open Plan Kitchen/Dining/Family Room with woodburner and fitted kitchen with range cooker - 21' Garden Room/Conservatory - Utility/Back Kitchen - 4 Double Bedrooms - 2 Contemporary Shower Room/WC - Dressing Room or Study.

FIRST FLOOR - Two large sitting room/studios with separate stairs access.

OUTSIDE

Approaching off the Sterts Centre drive 20yards on the right is the farm gate entrance leading into a large private parking area and gardens. The neighbouring field owner has a right of way over the parking to access their field.

There is delivery access from the lane behind the property which provides a car port and a woodstore to the west side.

The gardens are lawn with mature wooded and natural areas together with established and colourful flower and shrub beds and small paddock. The plot covers about 0.51 acre.

EPC RATING - F, **COUNCIL TAX BAND** - E

Mains water, electricity and drainage. Superfast Fibre Broadband available. Bulk lpg tank is on right ,beyond the Sterts Cottage gate.

DIRECTIONS

Using Sat Nav - Postcode PL14 5AZ - approach from the B3254 down Sterts Centre drive.



Upton Cross, Liskeard, PL14

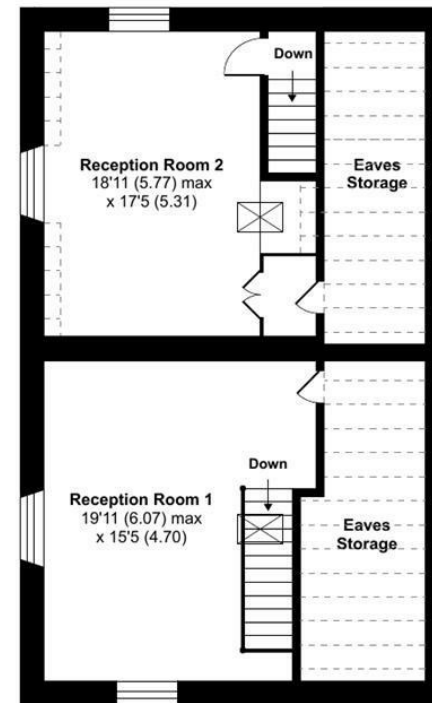
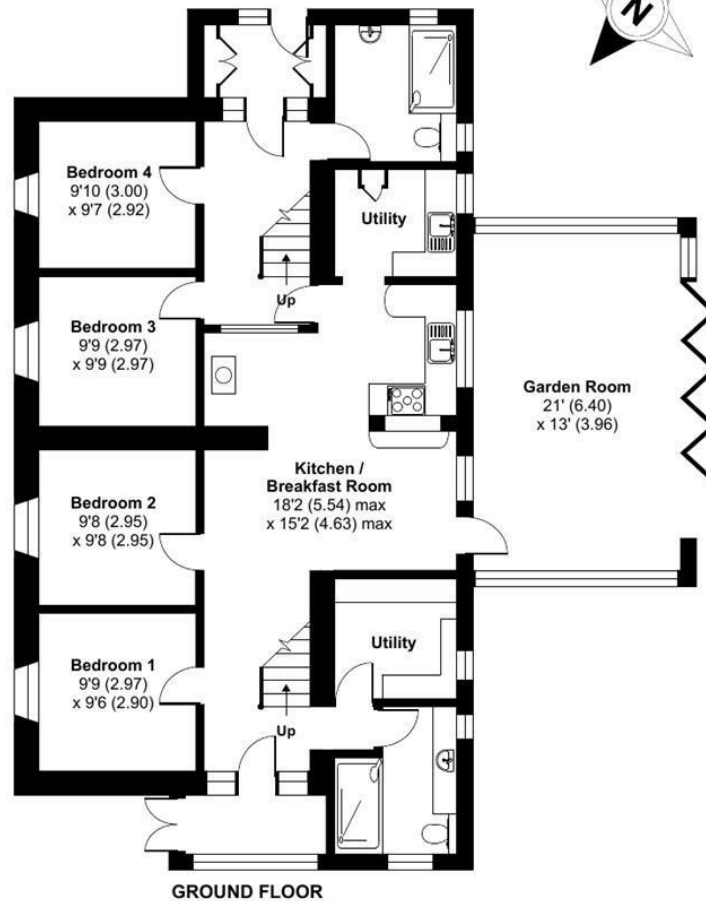
Approximate Area = 2181 sq ft / 202.6 sq m

Limited Use Area(s) = 287 sq ft / 26.7 sq m

Total = 2468 sq ft / 229.3 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Scott Parry Associates. REF: 1151069

These particulars should not be relied upon.