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MERCURY LODGE AND CARADON OBSERVATORY, UPTON CROSS, LISKEARD, CORNWALL, PL14

5BO
PRICE GUIDE £450,000





A fascinating opportunity to purchase a detached country residence with the Caradon Observatory and associated outbuildings, set amidst the beautifully romantic landscape of the eastern foothills of Bodmin Moor. A truly unique proposition with immense potential. About 1154 sq ft, 24' Sitting/Dining Room, Kitchen, 3 Bedrooms (2 Ensuite), Family Bath/Shower Room, Balcony, Parking and Garden, Wheelchair Accessible, Observatory Building, Studio/Games Room, Workshop and Store. About 1.20 Acres.

OPEN MOORLAND 1 MILE, LISKEARD 7 MILES, LAUNCESTON 9 MILES, LOOE AND THE BEACH 15 MILES

LOCATION

In an enviable setting on the eastern foothills of Bodmin Moor, this setting is awash with scenic beauty and an abundance of wildlife. From the property one can observe stunning views over the beautiful countryside of South East Cornwall. Bodmin Moor has been designated an International Dark Sky Landscape with recent light readings showing the quality of the night sky over the moor as among the best in the world, Mercury Lodge lies within the 2 mile buffer zone of this designated area. The wide expanse of Bodmin Moor is easily accessible and provides excellent opportunities for equestrians and those with outdoor interests.

The property is situated on the outskirts of the popular village of Upton Cross, with amenities including a renowned primary school (rated "outstanding" by Ofsted) and a bus route which links the towns of Liskeard and Launceston. Nearby is the Caradon Inn public house and the internationally renowned Sterts open air theatre. Liskeard provides access to a substantial array of amenities including a main line railway station (Plymouth to London Paddington 3 hours).

The University city of Plymouth is easily accessible and boasts a comprehensive range of premier retail outlets, entertainment and dining establishments set against the back drop of the historic waterside areas of The Hoe and the Barbican.

In addition the renowned St Mellion International Golf Resort and the South Cornish Coast at Whitsand Bay is within easy driving distance. The wide expanse of Bodmin Moor with notable features including The Cheesewring and the Hurlers are within walking distance, with open moorland accessible only about 1 mile from the property.



DESCRIPTION

MERCURY LODGE comprises a detached south facing country residence in an exclusive setting of just 4 (inc this) and benefits from full double glazing and oil fired central heating. The property has been designed to enable wheelchair accessibility with a ground floor bedroom and ensuite shower room.

The accommodation extends to about 1154 sq ft and briefly comprises - 24' sitting/dining room with dual aspect has a Birch laminate floor and French doors with superb views across open country. In turn leading to the fitted kitchen and ground floor ensuite bedroom. At first floor level the principal bedroom has an ensuite shower room/wc and door opening to the balcony again with wonderful views, there is also a further bedroom together with a family bath/shower room. All of the bedrooms are generous double rooms and there is eaves storage.

CARADON OBSERVATORY - (About 600 sq ft) - with four domes and well suited for professional or enthusiast use capitalising on the Dark Sky status. the Caradon Observatory can be found on Facebook.

An occupancy restriction states "The occupation of Mercury Lodge (as shown on Approved Plan 1385/16) shall be limited to the owner or manager/site supervisor of the Caradon Observatory or a widow or widower of such a person, and to any resident dependants."

VARIOUS OUTBUILDINGS - Studio/Games Room with cloakroom/wc and kitchenette (about 400 sq ft) which has been used as a classroom in association with the observatory this building might be considered suitable for use as an annexe, holiday let, work from home or some form of creatives space - subject to any consents that may be required. In addition there is a Shed, Open fronted Workspace, Workshop and Garden Store.

OUTSIDE

The driveway has a right of way over in favour of two neighbouring residential properties. There is ample provision for private and level parking. A large paved patio immediately adjoins the property with a sunny south aspect and fabulous views. The driveway gives convenient access to all of the outbuildings previously described. In addition there is a paddock which has in recent years been allowed to rewild however this could perhaps be used for grazing or smallholding purposes. Within the paddock there is a fascinating feature of granite standing stones created by our client. The property extends to about 1.20 acres.

EPC RATING - C, COUNCIL TAX BAND - C

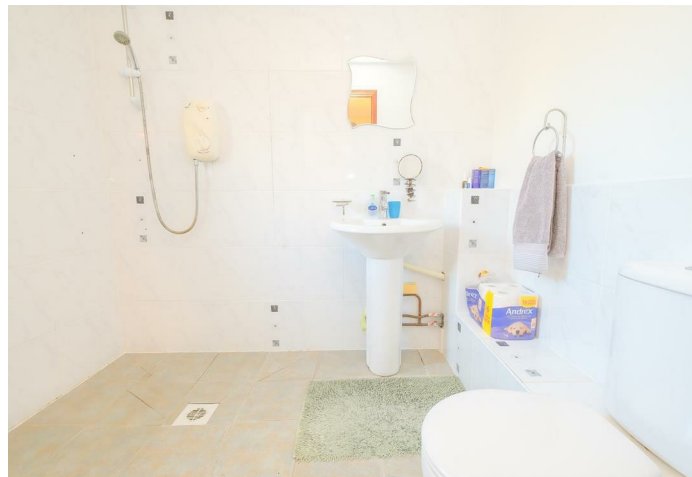
SERVICES - Mains water and electricity. Private drainage (1 for house and 1 for observatory). Broadband - Superfast available. Mobile coverage - Indoor - Limited, Outdoor - Likely.

DIRECTIONS



Search for Caradon Observatory on Google Maps.







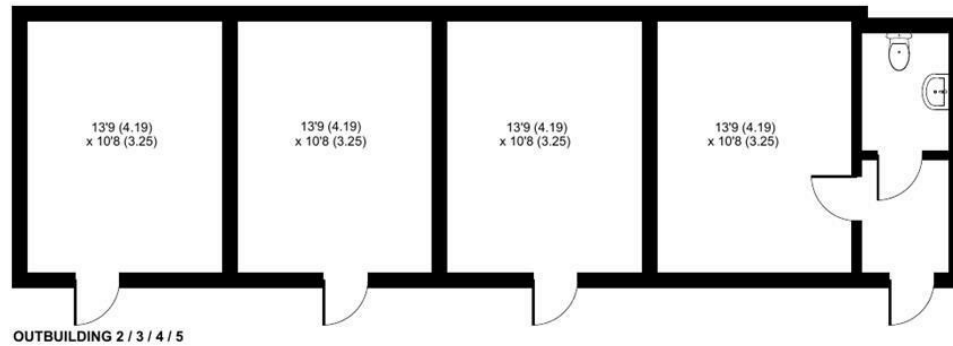
Upton Cross, Liskeard, PL14

Approximate Area = 1154 sq ft / 107.2 sq m

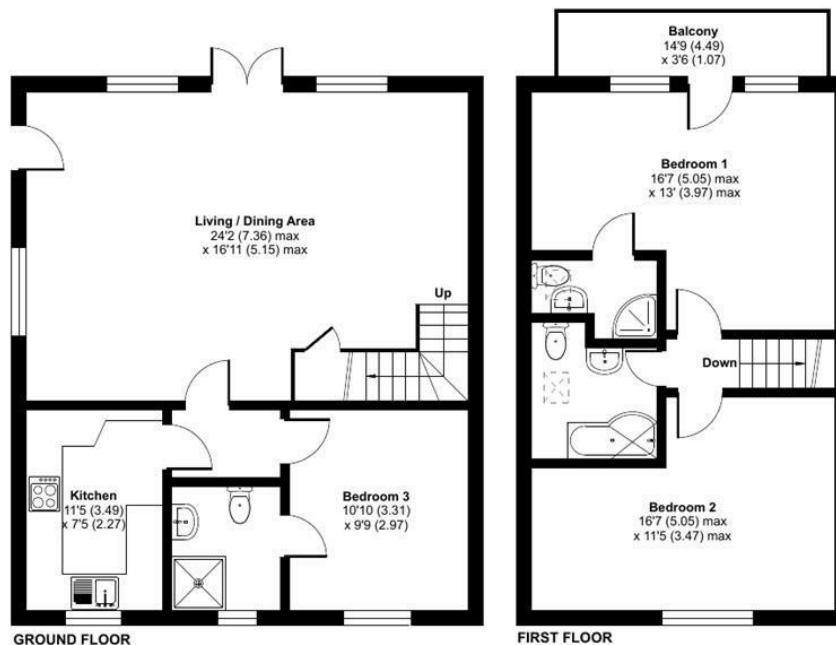
Outbuildings = 1119 sq ft / 103.9 sq m

Total = 2273 sq ft / 211.1 sq m

For identification only - Not to scale

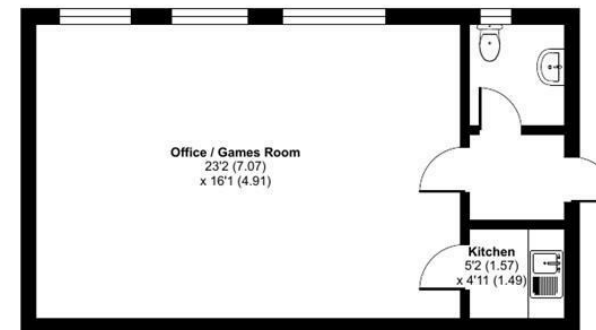


OUTBUILDING 2 / 3 / 4 / 5



GROUND FLOOR

FIRST FLOOR



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1280114

These particulars should not be relied upon.