

SCOTT  
PARRY

— ASSOCIATES —  
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

THE COTTAGE UPTON CROSS, LISKEARD, PL14 5BB

PRICE GUIDE £350,000







An immensely pretty semi-detached and south facing cottage in a peaceful rural setting. About 904 sq ft, 25' Sitting/Dining Room, 15' Kitchen/Breakfast Room, Cloaks/WC, 2 Double Bedrooms, Shower Room/WC, Driveway Parking, Large Garage/Workshop, Lawned Gardens and Paved Sun Terrace.

LAUNCESTON (A30) 10 MILES, LISKEARD (A38) 15 MILES, TAVISTOCK 15 MILES, PLYMOUTH 20 MILES, WHITSAND BAY 15 MILES, POLZEATH BEACH 30 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, The Cottage 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 close to 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

The Cottage comprises the quintessential Cornish cottage, recently improved and extended and presented with the perfect balance of traditional and contemporary features to create a superb home of comfort and style. The property is quietly situated, south facing and with a lovely aspect over the unspoilt farmland of the Lynher Valley being an Area of Great Landscape Value. The property is fully double glazed with the exception of the front door and benefits from electric central heating.

The accommodation extends to about 904 sq ft and briefly comprises - GROUND FLOOR - Porch - 24' Sitting/Dining Room with wood burner, exposed stone and timbers - 15' Kitchen/Breakfast/Family Room with Laundry Cupboard and Cloaks/WC off, this is a dual aspect room with sliding patio door to the paved terrace - FIRST FLOOR - 2 Double Bedrooms both with beautiful vaulted ceilings and fine views across fields - Shower Room/WC.

## OUTSIDE

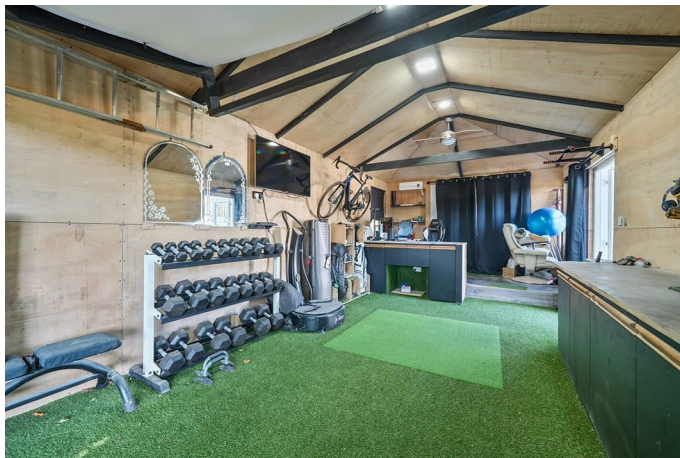
The property is approached over a private level driveway providing parking for 2/3 cars and leading to the large garage/workshop 22'8" x 11'9" (266 sq ft) with electric roller door and lean-to mower shed. The garden is lawned with well stocked raised flower beds and limestone paved sun terrace.

EPC RATING - TBC, COUNCIL TAX BAND - B

SERVICES - Mains water, electricity and private drainage. Broadband - Superfast, Mobile Coverage - variable outdoor only.

## DIRECTIONS

Using Sat Nav - Postcode PL14 5BB



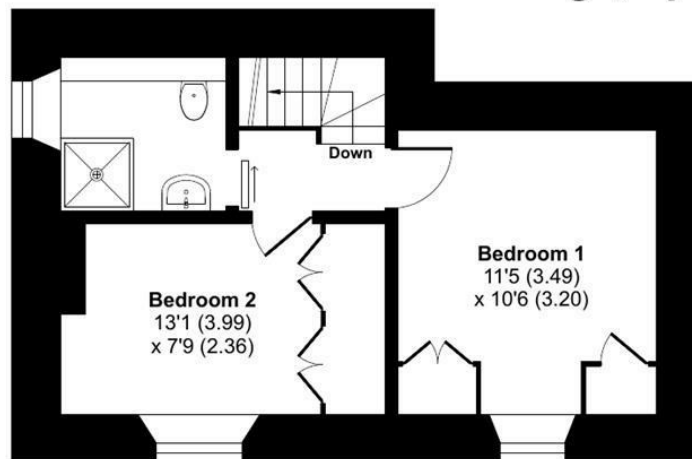
## Plushabridge, Upton Cross, Liskeard, PL14

Approximate Area = 904 sq ft / 83.9 sq m

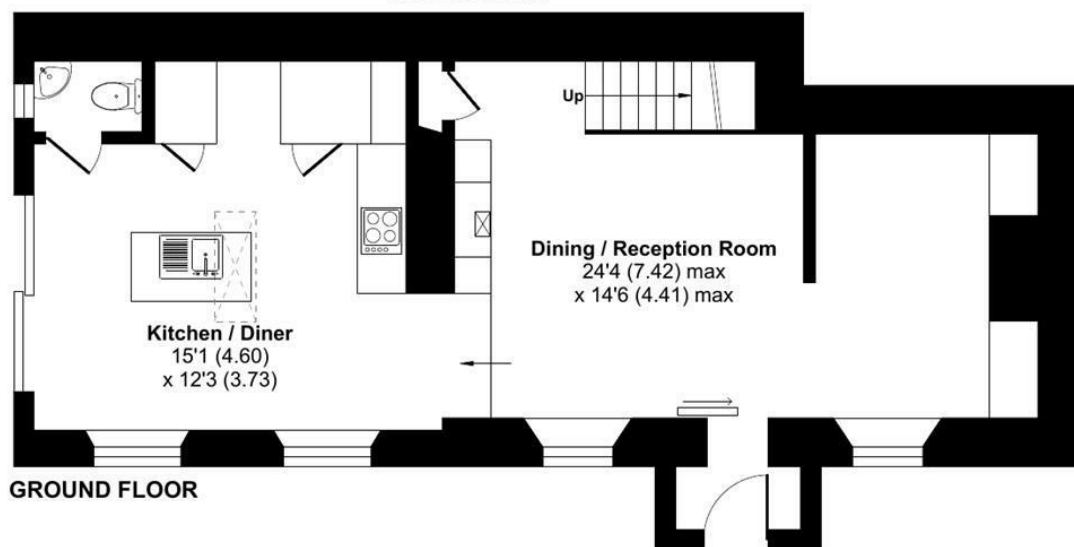
Outbuilding = 266 sq ft / 24.7 sq m

Total = 1170 sq ft / 108.6 sq m

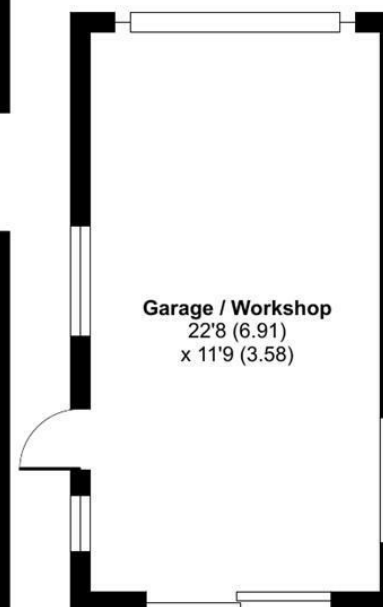
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



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: 1321614

These particulars should not be relied upon.