

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

3 GWEL AN FOW, LISKEARD, PL14 6RU

£535,000





Only 400 yards from the ancient woodland of the Golitha Falls National Nature Reserve, a stunning and luxurious south facing home offering spacious family accommodation with vaulted ceilings in a prized rural setting on the foothills of Bodmin Moor. About 1710 sq ft, 24' Sitting Room, 14' Kitchen/Breakfast Room, 4 Double Bedrooms (1 Ensuite), Family Bathroom, Brick Paved Drive, Level Lawn, Lovely Rural Views.

ST CLEER 1.5 MILES, LISKEARD 4 MILES, LOOE & SOUTH COAST 11 MILES, LAUNCESTON 18 MILES, NORTH CORNISH COAST 25 MILES, EXETER 60 MILES



LOCATION

The tiny rural hamlet of Redgate lies in an enviable setting on the southern foothills of Bodmin Moor, this setting is awash with scenic beauty and an abundance of wildlife. The Golitha Falls National Nature Reserve lies only 400 yards walk and provides a wonderful natural amenity with walks through ancient woodland and along the riverside pathways of the River Fowey with the river cascading over granite boulders into plunge pools. 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, Plot 1 lies within this designated area and is also in an Area of Outstanding Natural Beauty. The wide expanse of Bodmin Moor is easily accessible and provides excellent opportunities for equestrians and those with outdoor interests.

The nearby villages of St Cleer, Darite and Pensilva provides amenities including primary schools, churches and a farm shop at Horizon Farm, Tremar. 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 0.5 mile from the property. Nearby Siblyback Reservoir provides various leisure opportunities including walking trails and fishing.







DESCRIPTION

3 Gwel An Fow comprises a superb contemporary home offering luxurious accommodation and forming part of a small and exclusive development of just three (including this) similar dwellings. The property has handsome granite faced elevations and benefits from full double glazing together with air source heat pump and underfloor heating, this coupled with high levels of insulation provides an energy rating of C.

Constructed by a reputable local developer the property benefits from the balance of a 6 year Professional Consultants Certificate and features include - high quality fitted kitchen, Roofart galvanised steel guttering and downpipes, parquet engineered oak flooring, AEG appliances and Quooker tap amongst many other features.

The accommodation extends to about 1710 sq ft and briefly comprises - Open Storm Porch - Spacious Reception Hall - 24' Sitting/Dining Room with folding doors to Large Paved Sun Terrace - 14' Fully Fitted Kitchen/Breakfast Room - 16' Principal Bedroom with Ensuite Shower/WC - 3 Further Double Bedrooms - Family Bathroom.

OUTSIDE

A private brick paved drive provides extensive level parking with ample space for motorhome/caravan etc. Garden Shed. The gardens are level and lawn (recently seeded) forming a blank canvas to provide wonderful outside space for the creative gardener. There is a large paved terrace at the rear providing the perfect spot for al-fresco dining and entertaining with wide folding doors enabling seamless movement between the indoor and outdoor spaces.

EPC RATING - C, COUNCIL TAX BAND - E

SERVICES - Mains water and electricity. Newly installed private drainage shared between the three properties of this development. Fibre to the property.

DIRECTIONS

Using Sat Nav - Postcode PL14 6RU

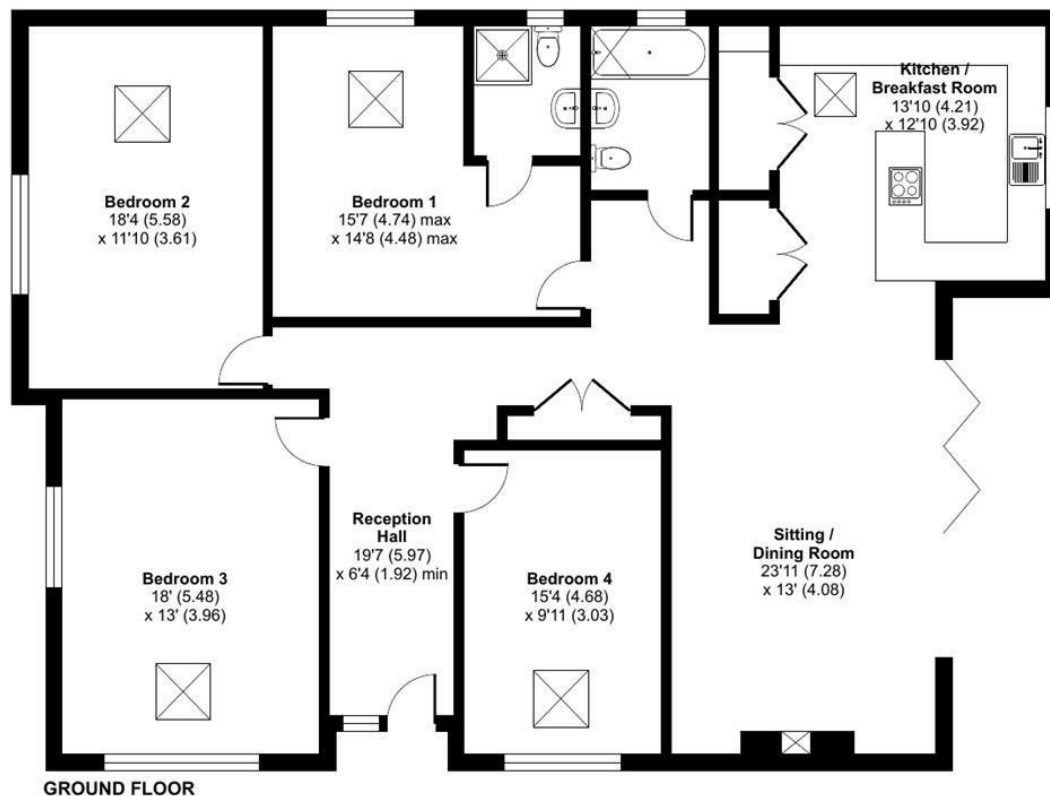




Gwel An Fow, Liskeard, PL14

Approximate Area = 1710 sq ft / 158.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Scott Parry Associates. REF: 1347319

These particulars should not be relied upon.