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ROSELAND, 19 WOODGATE ROAD, LISKEARD, PL14 6ET

PRICE GUIDE £645,000





One of Liskeard's finest contemporary houses, south facing and meticulously presented to a luxurious modern standard the property commands stunning views into the East Looe River Valley and occupies a generous corner plot. About 2732 sq ft, 16' Dual Aspect Sitting Room with wood burner, 27' Kitchen/Dining Room, 17' Family Room/Snug, Luxury Principal Bedroom with Dressing Room and Ensuite Shower/WC, 3 Further Double Bedrooms, Family Bath/Shower Room, Gym, Laundry Room, Garage, Parking, Superb Gardens.

TOWN CENTRE 1 MILE, RAILWAY STATION 1 MILE, LOOE 9 MILES, PLYMOUTH 19 MILES, TRURO 36 MILES

LOCATION

Woodgate Road is a prized and established residential area of individual houses and bungalows on generous plots in a south facing position with outstanding views over open countryside taking in the hillsides of the East Looe River Valley. This is a convenient location being about 1 mile from the town centre or 1 mile to the mainline railway station, this combined with straightforward access to the A38 enables an easy commute to the major cities of Plymouth, Truro and Exeter.

The ancient stannary town of Liskeard with its notable town centre architecture, offers the usual amenities including a hospital together with a range of shopping, educational and recreational facilities. The town of Saltash (12 miles) has a Waitrose store on its northern outskirts and long frontage to the tidal River Tamar with moorings (subject to availability) and a public slipway. Golf is available at Bindown, near Looe, also with a spectacular waterside course at Portwrinkle and at St Mellion International Resort with its leisure facilities.

The wide expanse and beaches of Whitsand Bay are within easy driving distance, providing opportunities for boating, sea fishing and other water sports. The City of Plymouth has an excellent shopping centre set against the historic waterside areas of The Barbican and Hoe.

In addition the southern foothills of Bodmin Moor and many places of immense natural beauty and historical interest lie a short distance away providing boundless leisure opportunities.



DESCRIPTION

19 Woodgate Road is an exceptional detached house found to be presented to a first class contemporary standard. The accommodation is thoughtfully laid out to create a superbly ergonomic house which functions exceptionally well as a family home and has fabulous entertaining space both inside and out.

The accommodation extends to about 2732 sq ft (inc garage) and benefits from full double glazing and mains gas central heating via a Vaillant boiler.

The reception hall opens to the dual aspect sitting room with wood burner and fabulous views with sliding patio door to the garden. A pair of glazed sliding doors provide a wide opening to the bespoke kitchen/dining room with ranges of granite worksurfaces, breakfast bar, Karndean flooring and built in appliances including dishwasher, Rangemaster range cooker and wine cooler. The kitchen is open plan to the fabulous dual aspect family room/snug again with wood burner and French doors to the rear patio.

The luxurious principal bedroom suite has sliding patio doors to the garden and benefits from a dressing room and ensuite shower room/wc. There are three further bedrooms together with a super contemporary family bath/shower room. The lower ground floor has the potential perhaps to be divided to provide an annexe subject to any consents that may be required.

OUTSIDE

The property is approached over a private entrance drive providing ample parking and leading to the garage with electric door. Please note that the property originally had a double garage, one of the garages has been converted to provide a gymnasium but could easily revert depending upon individual needs.

The generous corner plot provides extensive garden space with a veranda and large granite flagstone paved and timber decked terraces taking advantage of the south aspect and the lovely views over open countryside. One of the terraces has a hot tub and there is a secondary drive providing further level parking. Sections of the garden are laid to lawn with established and colourful flower and shrub beds and offer privacy and seclusion.

EPC RATING - D, COUNCIL TAX BAND - F
SERVICES - Mains water, electricity, drainage and gas.

DIRECTIONS



Using Sat Nav - Postcode - PL14 6ET







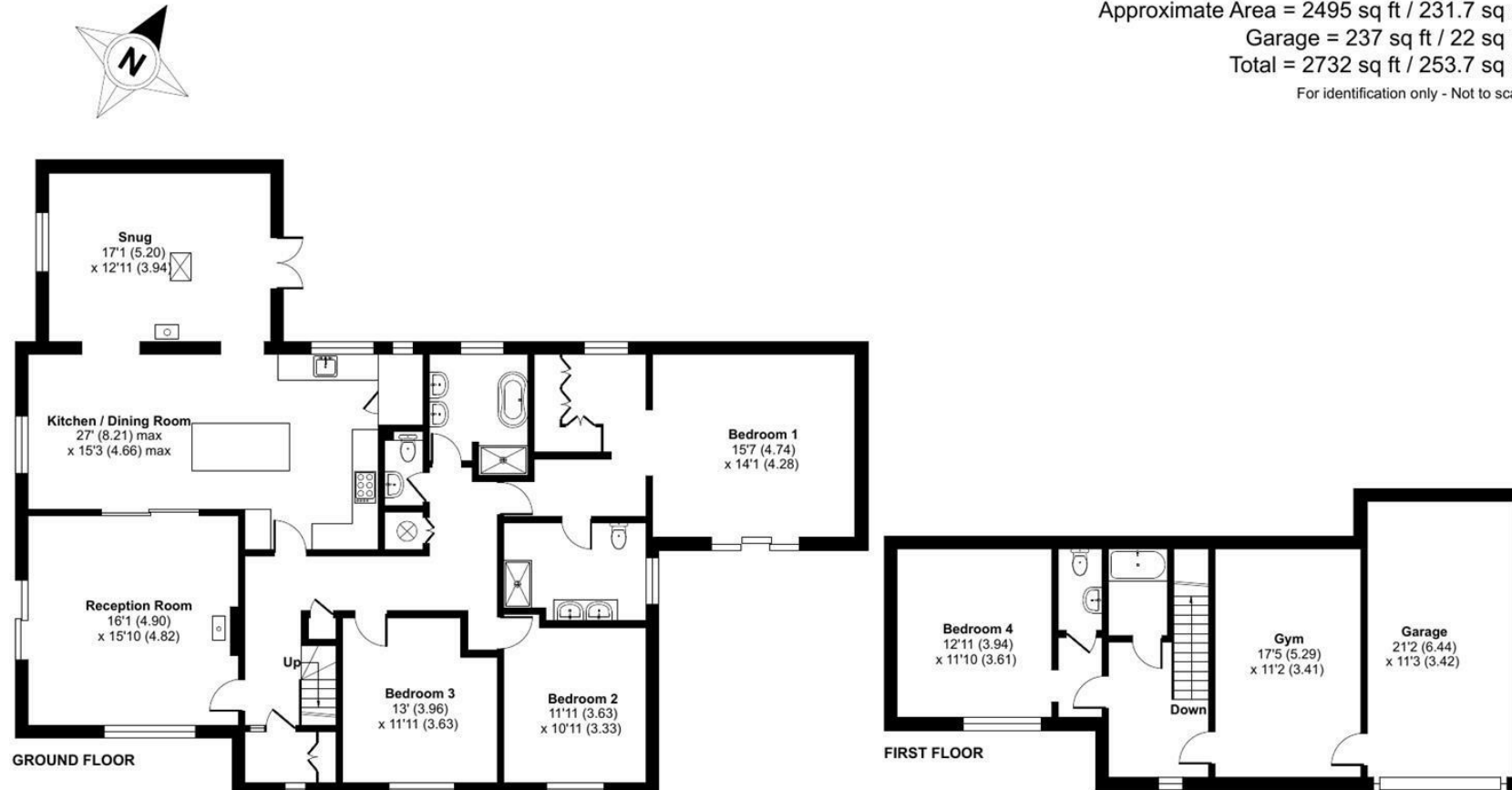
Woodgate Road, Liskeard, PL14

Approximate Area = 2495 sq ft / 231.7 sq m

Garage = 237 sq ft / 22 sq m

Total = 2732 sq ft / 253.7 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). © nitchecom 2026. Produced for Scott Parry Associates. REF: 1478036

These particulars should not be relied upon.