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67 BRIARWOOD, LISKEARD, PL14 3QQ

PRICE GUIDE £375,000









A detached and spacious family house in a prized residential setting with west facing garden and conveniently situated for the town amenities. About 1506 sq ft, Kitchen/Breakfast Room, Dining Room, Sitting Room, Conservatory, 4 Double Bedrooms (1 Ensuite), Family Bathroom, Driveway Parking, Garage, Gardens.

TOWN CENTRE 0.75 MILE, RAILWAY STATION 1.5 MILES, LOOE 9 MILES, PLYMOUTH 19 MILES, TRURO 36 MILES

LOCATION

Briarwood is a prized residential area within an easy level walk to the main supermarket. This is a convenient location being about 0.75 mile from the town centre or 1.5 miles 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 it's 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
67 Briarwood comprises a detached house in an established and mature residential area comprising a mix of houses and bungalows on generous plots. The house will be found to be well presented and benefits from an enclosed rear garden with a sunny west aspect. The property has full double glazing and mains gas central heating with an excellent energy performance rating of C.

The accommodation extends to about 1506 sq ft and briefly comprises - GROUND FLOOR - Spacious Reception Hall - 21' Sitting Room with gas fire and opening to the 12' Conservatory with French doors to garden - 13' Kitchen/Breakfast Room - 12' Dining Room - Cloakroom/WC - FIRST FLOOR - 13' Principal Bedroom with Ensuite Shower Room/WC - 3 Further Double Bedrooms - Family Bathroom.

OUTSIDE
The private driveway provides ample parking for three cars and leads to the large garage of about 187 sq ft. Front lawn and pedestrian path to rear. The enclosed rear garden with colourful flower and shrub beds, has a sunny west aspect and is predominantly laid to lawn with patio and decked terrace.

EPC RATING - C, COUNCI TAX BAND - D
SERVICES - Mains water, electricity, drainage and gas.

DIRECTIONS
Using Sat Nav - Postcode PL14 3QQ

















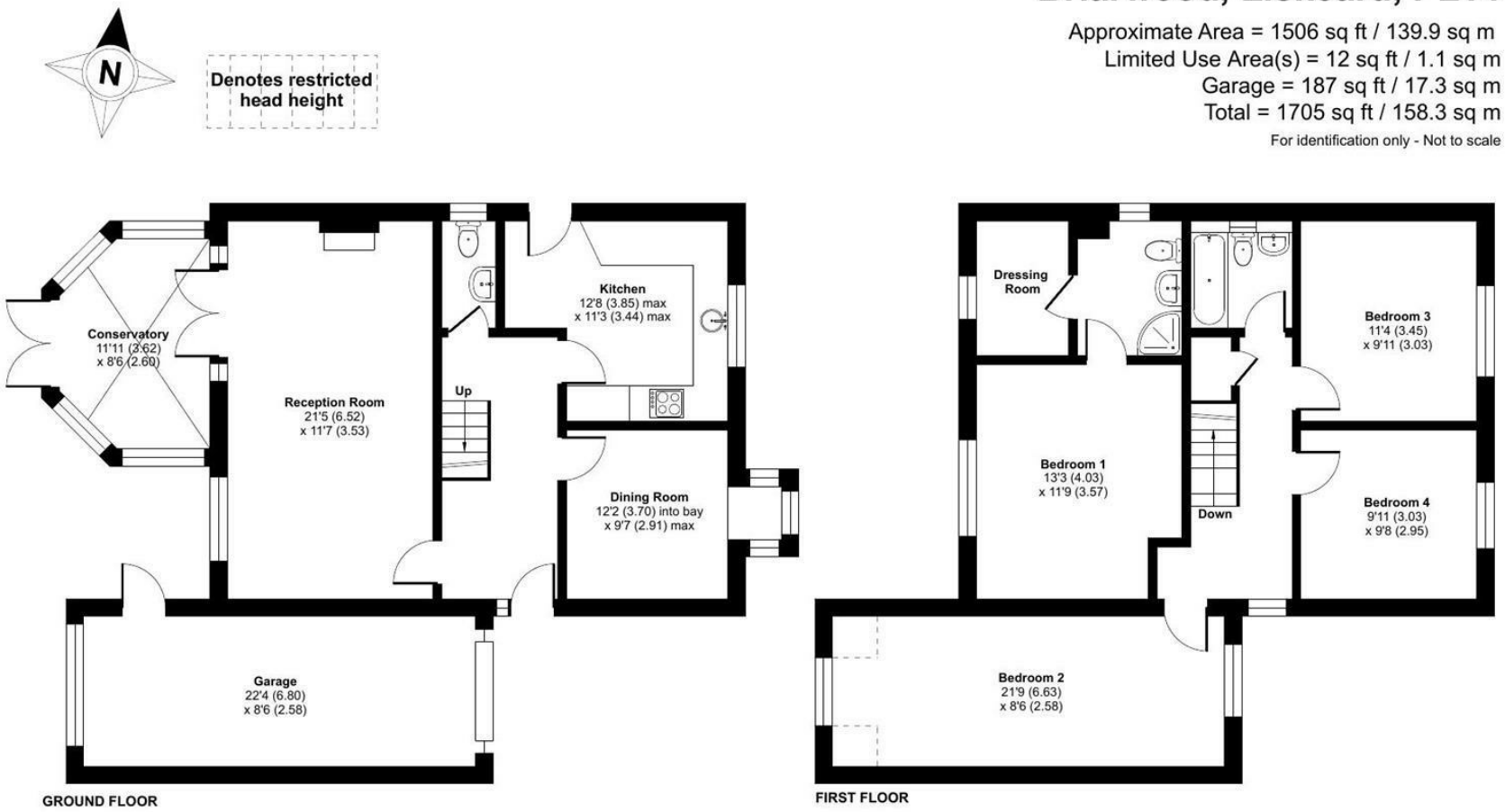






Briarwood, Liskeard, PL14

Approximate Area = 1506 sq ft / 139.9 sq m
Limited Use Area(s) = 12 sq ft / 1.1 sq m
Garage = 187 sq ft / 17.3 sq m
Total = 1705 sq ft / 158.3 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 2026. Produced for Scott Parry Associates. REF: 1541524

These particulars should not be relied upon.

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