



Woodland Rise, Rilla Mill

In Excess of £230,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents

Stylish and recently refurbished three-bedroom semi-detached home in a peaceful village setting. With modern interiors, generous gardens, and woodland views, this is an ideal low-maintenance home for families or first-time buyers seeking a rural lifestyle.

#### THE PROPERTY

This beautifully updated home offers a fresh, contemporary feel throughout. The entrance hallway sets a bright and welcoming tone, leading into a cosy lounge and a spacious kitchen-diner with sleek cabinetry and some integrated appliances. A generous downstairs cloakroom adds flexibility, with space to create a utility area if desired.

Upstairs, the layout includes two double bedrooms and a single, all presented with neutral décor and natural light. The modern bathroom has been recently refitted, and a new combination oil boiler ensures efficient heating. With double glazing and oil-fired central heating, the property is ready to move straight into.

#### THE OUTSIDE

The front garden is enclosed and laid to lawn, ideal for children or pets. To the rear, the garden opens onto woodland, offering a tranquil backdrop and a sense of privacy. Designed for low maintenance, the space includes a greenhouse, a block-built store, and a versatile seating area perfect for relaxing or entertaining.

#### THE LOCATION

Woodland Rise is tucked within the charming village of Rilla Mill, part of the Linkinhorne parish in the Lynher Valley, an Area of Outstanding Natural Beauty on the edge of Bodmin Moor. The village offers a popular pub and restaurant, a village hall, and access to scenic walks and outdoor pursuits.

Just a mile away, Upton Cross provides a well-regarded primary school, parish church, and the Sterts Arts Centre. The market town of Liskeard is around 7 miles away, offering supermarkets, schools, leisure facilities, and mainline rail links, all within easy reach of Cornwall's stunning south coast.

#### FAQs

Services – Oil fired central heating. Mains electric, water and drainage

Seller's Position – Purchasing on, found

Council Tax band: B

Tenure: Freehold





Council Tax Band - B  
Garden Aspect – West

Under Anti-Money Laundering Regulations, Parkes and Pearn is legally required to carry out checks on all sellers and buyers. This means we must confirm your identity and, where necessary, verify the source of the funds you are using to purchase the property. We use an approved third-party company to complete these checks on our behalf. A non-refundable fee of £40 per person (including VAT) is charged to cover the cost.

Agents Note: We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website.

### DIRECTIONS

Sat Nav Reference – PL17 7NZ

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**Approx Gross Internal Area**  
**76 sq m / 814 sq ft**



**Ground Floor**  
**Approx 38 sq m / 408 sq ft**

**First Floor**  
**Approx 38 sq m / 406 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Parkes and Pearn Property Consultants

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