



Humphreys Close, St. Cleer

Guide Price £400,000

PARKES & PEARN

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A spacious and beautifully presented bungalow in a peaceful St Cleer cul-de-sac, offering generous living areas, four bedrooms, a garden studio and a bright, modern layout. A superb single-level home close to amenities and Bodmin Moor.

## THE PROPERTY

Positioned on a quiet corner of Humphreys Close, this contemporary single-storey home offers an impressive sense of space, light and flexibility. The wide entrance hall leads into a welcoming lounge with a feature wood-burner and floor-to-ceiling glazing that frames the garden beyond. The kitchen diner is equally bright, with generous work surfaces, modern cabinetry and ample room for family dining.

The layout flows naturally, with four bedrooms arranged to suit a range of lifestyles from family living to home working or guest accommodation. The principal bedroom benefits from its own en-suite, while the remaining rooms are served by a well-appointed family bathroom. Every space feels practical and thoughtfully designed, with the footprint offering over 1,450 sqft of accommodation.

An attached garage provides excellent storage or workshop potential, and the overall presentation of the home is clean, modern and ready to move into.

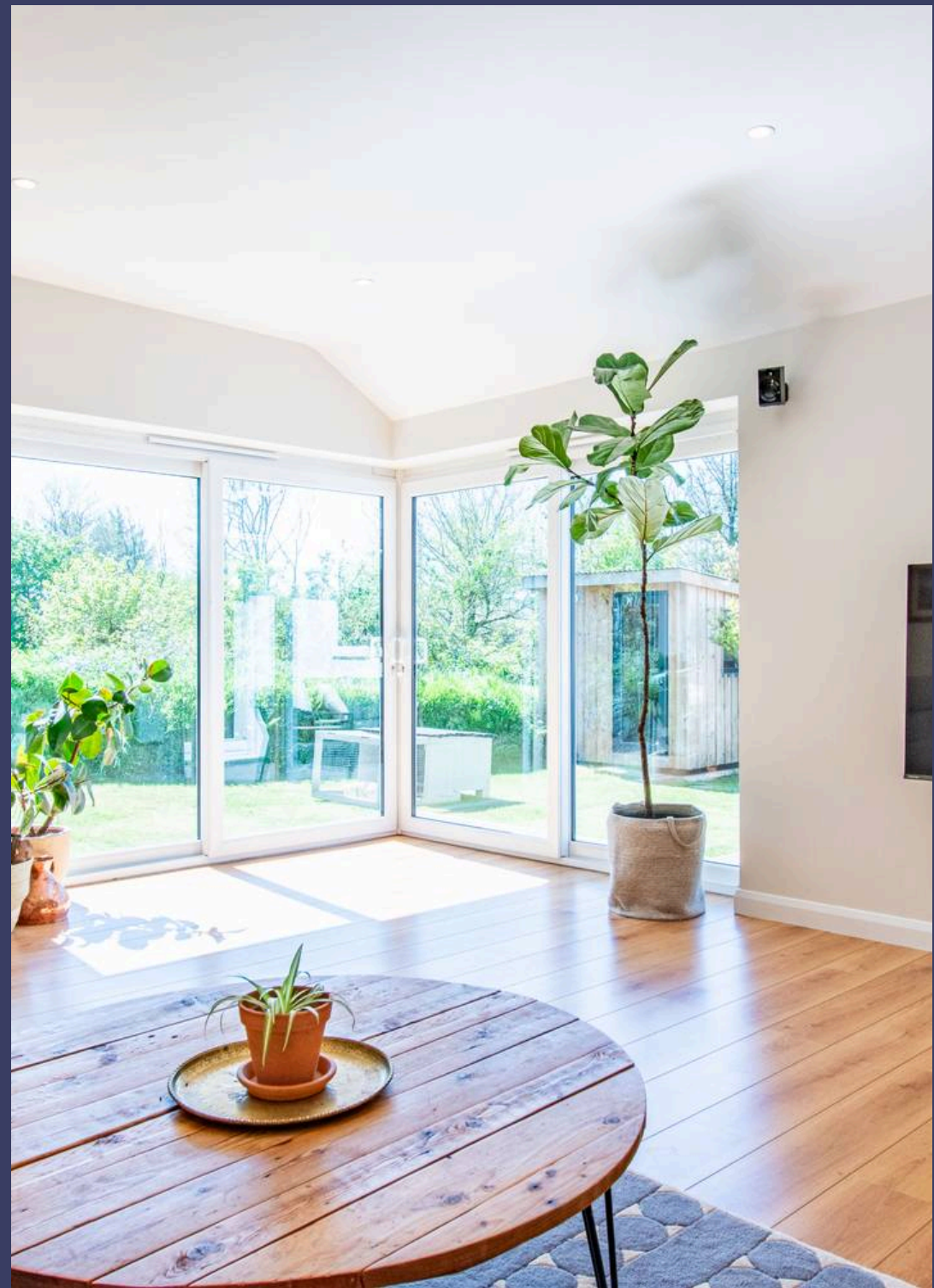
## THE OUTSIDE

The south-facing rear garden is a standout feature, private, sunny and designed for easy enjoyment.

A smart composite decked terrace sits directly off the living space, creating a seamless indoor-outdoor connection ideal for dining, relaxing or entertaining. The lawn stretches beyond, bordered by mature greenery that gives the garden a peaceful, enclosed feel.

A separate garden studio offers a valuable extra room, perfect for remote working, creative projects or a quiet retreat away from the main house.

The front of the property provides driveway parking, an electric vehicle charging point and a gravelled frontage with planting.





## THE LOCATION

Humphreys Close sits within the well-regarded village of St Cleer, known for its community, primary school, village hall, pub and easy access to the open landscapes of Bodmin Moor. Scenic walks, historic sites and wide-open countryside are all close at hand, offering a balanced lifestyle between rural calm and everyday convenience.

Just a short drive away, Liskeard provides a full range of facilities including supermarkets, independent shops, cafés, leisure centre, primary and secondary schools, medical services and a mainline railway station with direct links to Plymouth, Truro and London. Road connections via the A38 make travel across Cornwall and Devon straightforward, while the south coast beaches are within easy reach.

## FAQs

Services - Mains water, electricity and drainage. Wooden Pellet Heating.

Vendors plans – Purchasing on

Tenure - Freehold

Garden aspect – South-facing

Council Tax Band -

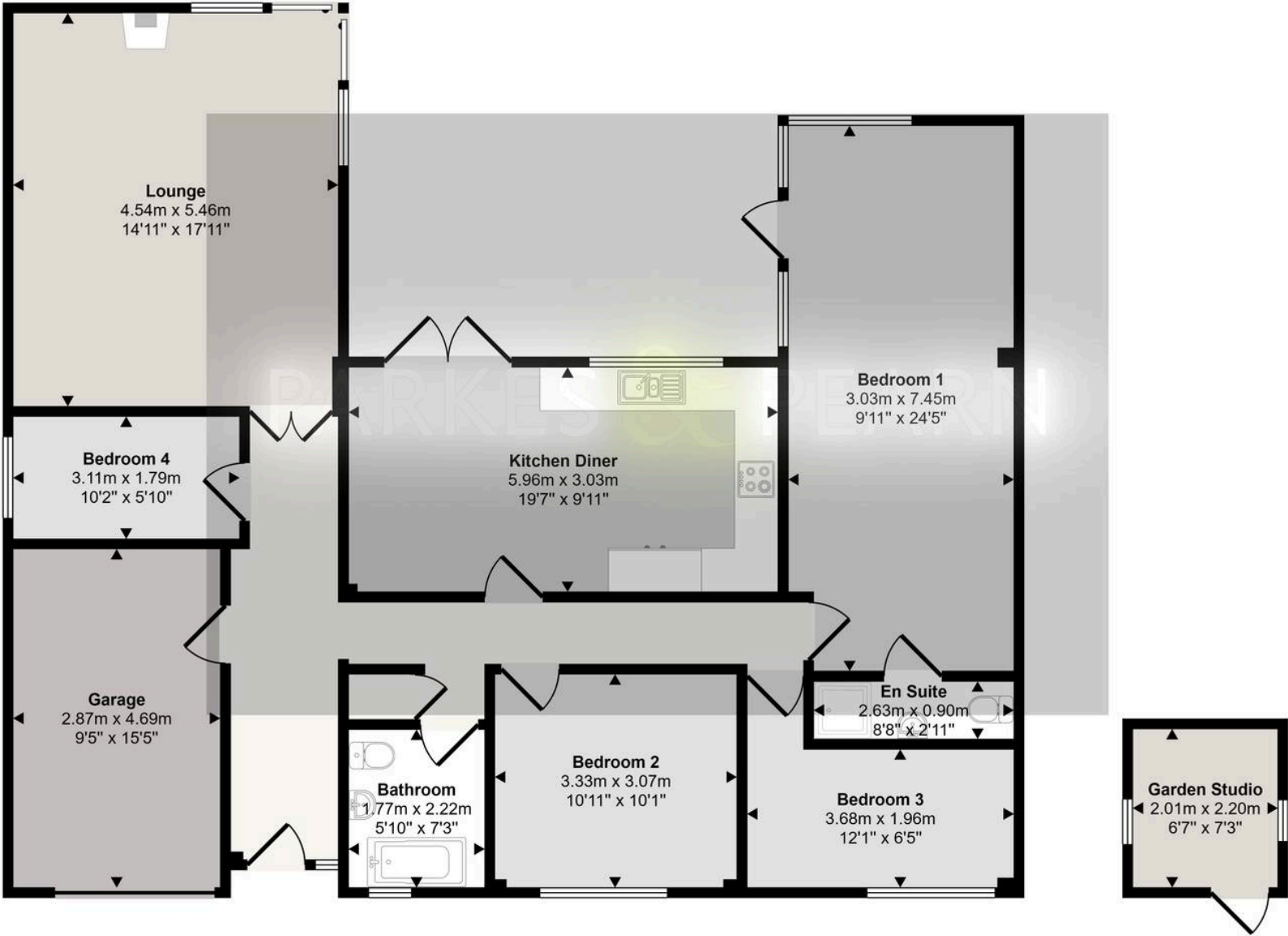
Agents Note - We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website.

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Approx Gross Internal Area

137 sq m / 1470 sq ft



**Floorplan**

Approx 132 sq m / 1423 sq ft

**Garden Room**

Approx 4 sq m / 47 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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