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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

CHRISTOR UPTON CROSS, LISKEARD, PL14 5AX

OFFERS IN EXCESS OF £400,000





SOLD - Scott Parry Associates are pleased to report another successful sale - A detached south facing village house, extensively refurbished and beautifully presented throughout and benefitting from a detached studio and generous level gardens. About 1073 sq ft, Kitchen/Dining Room, Sitting Room, Laundry Room, 3 Bedrooms, Bath/Shower Room, Studio/Guest Suite with Shower/WC, Ample Private Driveway Parking, Garage, Level Gardens. NO ONWARD CHAIN.

OPEN MOORLAND 1 MILE, LISKEARD 6 MILES, LAUNCESTON 10 MILES, LOOE AND THE BEACH 14 MILES



## LOCATION

In an enviable setting on the eastern foothills of Bodmin Moor, this setting is awash with scenic beauty and an abundance of wildlife. 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, Christor lies within the 2 mile buffer zone of this designated area. The wide expanse of Bodmin Moor is easily accessible and provides excellent opportunities for equestrians and those with outdoor interests.

The property is situated on the outskirts of the popular village of Upton Cross, with amenities including a renowned primary school (rated "outstanding" by Ofsted) and a bus route which links the towns of Liskeard and Launceston. Nearby is the Caradon Inn public house and the internationally renowned Sterts open air theatre. 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 about 1 mile from the property.







#### DESCRIPTION

Christor comprises a detached village house with a fine south aspect. The property has recently undergone an extensive refurbishment and improvement programme and will be found to be beautifully presented to a contemporary standard. There is LPG central heating with bulk tank and full double glazing.

The detached studio (238 sq ft) presents opportunities for those with creative interests and/or for use as a guest suite/overflow accommodation and incorporates a shower room/wc (mudic in the construction of studio).

Christor extends to about 1073 sq ft and briefly comprises -  
GROUND FLOOR - Porch - Reception Hall - 12' Sitting Room - 19' Kitchen/Dining/Family Room with wood burner - Laundry Room - Cloakroom/WC - FIRST FLOOR - 3 Bedrooms (2 double, 1 single) - Bath/Shower Room.

#### OUTSIDE

A private tarmac driveway provides ample level parking with space for motorhome etc. Large Garage. Generous level gardens backing onto open fields with a fine south aspect, predominantly lawn with paved patio and lovely views.

EPC RATING - D, COUNCIL TAX BAND - C

SERVICES - Mains water, electricity and drainage. Bulk tank LPG. Broadband - Superfast available. Mobile coverage - Indoor - Limited/Likely, Outdoor - Likely.

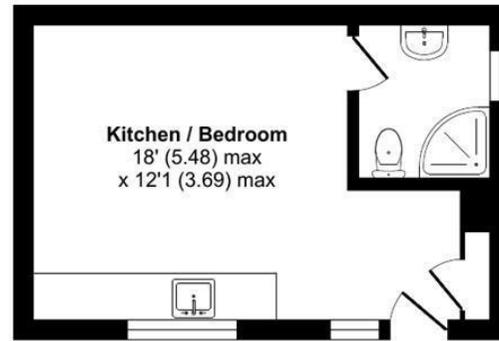
#### DIRECTIONS



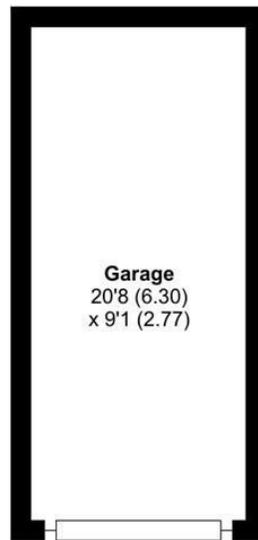
# Christor, Upton Cross, Liskeard, PL14

Approximate Area = 1073 sq ft / 99.6 sq m  
Garage = 188 sq ft / 17.4 sq m  
Annexe = 238 sq ft / 22.1 sq m  
Total = 1499 sq ft / 139.1 sq m

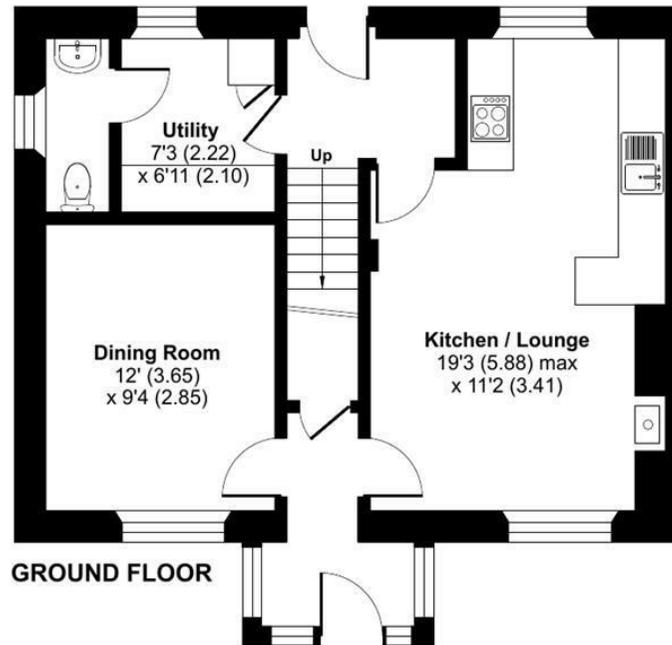
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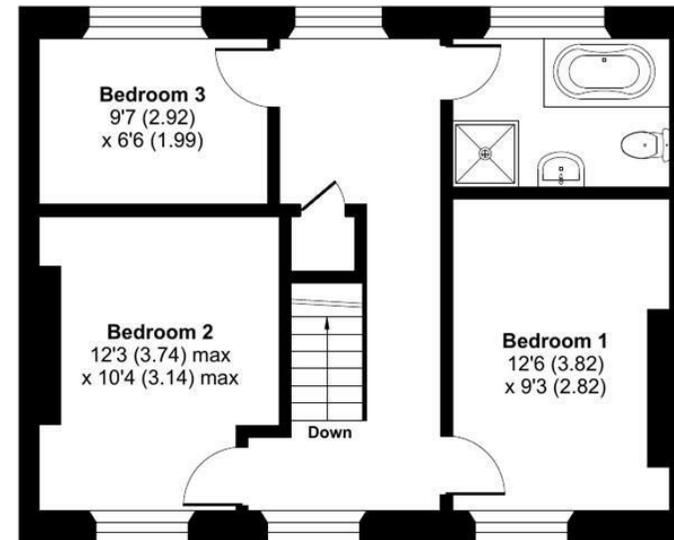
**ANNEXE**



**GARAGE**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1285629

These particulars should not be relied upon.