



Highwood Park, Dobwalls

Guide Price £285,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents

A beautifully presented four-bedroom family home in the sought-after Highwood Park development in Dobwalls. Offering over 1,240 sq ft of stylish accommodation, generous reception space, a modern kitchen, landscaped gardens and driveway parking, this is a home perfectly suited to modern family living.

THE PROPERTY

Situated within the ever-popular Highwood Park development, this impressive four-bedroom home delivers an exceptional balance of space, practicality and contemporary styling. Having been thoughtfully updated by the current owners, the property offers bright, versatile accommodation extending to approximately 1,243 square feet.

The welcoming entrance hall leads into a generous sitting room, where large picture windows flood the space with natural light. Contemporary flooring, crisp décor and recessed lighting create a modern yet inviting atmosphere, making this an ideal room for both relaxing and entertaining.

Flowing seamlessly through an attractive archway is the dining room, a wonderful space for family meals and social gatherings, enjoying pleasant views over the rear garden. The adjoining kitchen has been fitted with a range of sleek gloss-fronted units complemented by contrasting work surfaces and integrated cooking appliances. Large windows overlook the garden, ensuring the room remains bright throughout the day.

A highly versatile fourth bedroom is located on the ground floor and could equally serve as a home office, playroom or additional reception room, providing flexibility for growing families or those seeking multi-generational living options.

The first floor hosts three further well-proportioned bedrooms. The principal bedroom is particularly generous, offering excellent proportions and ample space for wardrobes and furnishings. Bedrooms two and three are both comfortable double rooms, creating ideal accommodation for family members or visiting guests.

Completing the accommodation is a stylish family bathroom featuring contemporary tiling, a separate shower enclosure and bath, together with a separate cloakroom, providing practicality for busy households.

THE OUTSIDE

To the front, the property benefits from a driveway providing off-road parking alongside a lawned frontage creating excellent kerb appeal.

Council Tax band: B

Telephone: 01259 344111





The rear garden has been designed for ease of maintenance whilst still providing excellent outdoor living space. A level lawn offers room for children to play, whilst a separate gravelled seating area creates an attractive setting for summer dining, barbecues and evening entertaining. Well-enclosed fencing provides privacy and security, making the space ideal for families and pet owners alike. A useful timber storage shed further enhances practicality.

THE LOCATION

Highwood Park is a highly regarded residential development situated within the thriving village of Dobwalls, one of South East Cornwall's most desirable commuter villages.

Dobwalls offers an excellent range of day-to-day amenities including a village shop, public house, primary school and community facilities, whilst the nearby market town of Liskeard provides a wider selection of shopping, leisure and educational facilities, together with a mainline railway station offering direct services to Plymouth, Exeter and London Paddington.

The village enjoys excellent road connectivity via the nearby A38, placing Plymouth within comfortable commuting distance and providing convenient access to both Cornwall's north and south coastlines. Beautiful countryside walks, coastal destinations and renowned Cornish attractions are all readily accessible, making this an exceptional location for those seeking the perfect balance between village living and connectivity.

FAQs

Garden Aspect – South

Insulation - Cavity Wall Insulation

Tenure - Freehold

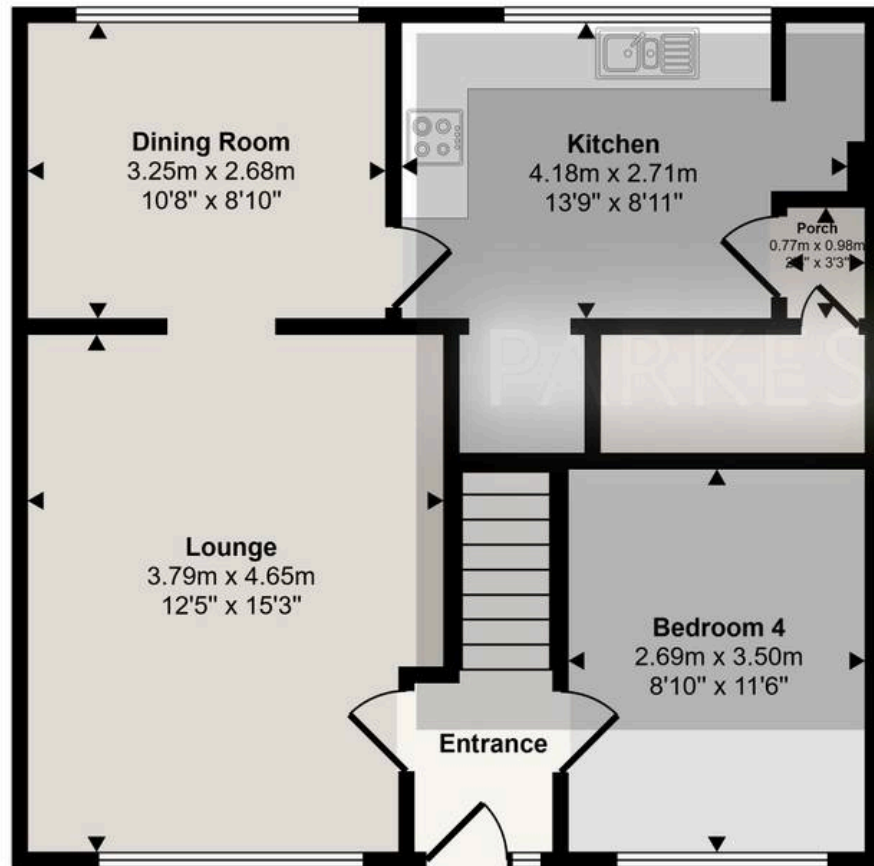
Seller's Position – Chain Free

Services - Mains electric, water, drainage, and gas

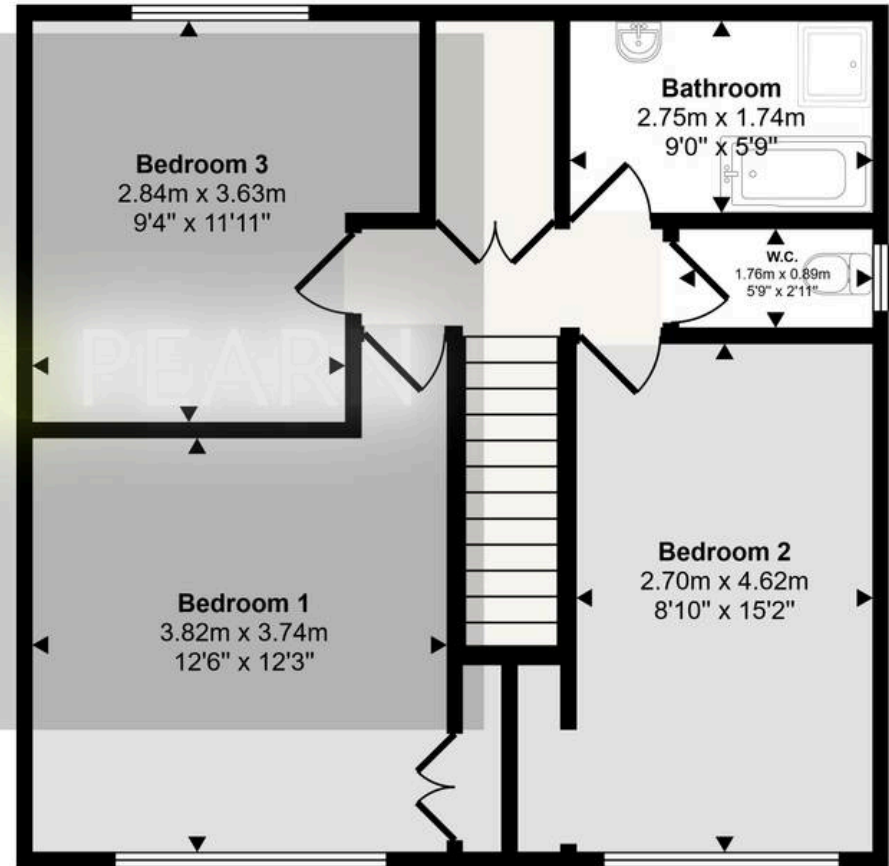
Under Anti-Money Laundering Regulations, Parkes and Pearn is legally required to carry out checks on all sellers and buyers. This means we must confirm your identity and, where necessary, verify the source of the funds you are using to purchase the property. We use an approved third-party company to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



Approx Gross Internal Area
115 sq m / 1243 sq ft



Ground Floor
Approx 58 sq m / 621 sq ft



First Floor
Approx 58 sq m / 622 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.



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