



Belmont House Higher Road, Pensilva

Guide Price £450,000

PARKES & PEARN

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Belmont House is a beautifully presented four/five-bedroom home offering generous living space, characterful interiors, and a detached garage with loft room, all set in the heart of Pensilva with the countryside on the doorstep. With over 2,500 sq ft of accommodation and a versatile layout, this is a home that offers both comfort and flexibility for modern family life on a ¼ acre plot.

THE PROPERTY

From the moment you step inside Belmont House through its Dartmoor Oak front door, it is clear this home boasts character and charm throughout.

Exposed beams, stone fireplaces, and a warm feeling create a welcoming atmosphere, while the layout offers over 2,500 sq ft of versatile space across three levels.

The ground floor includes a spacious sun room with garden views, a dual-aspect lounge perfect for entertaining, and a charming kitchen diner with country cabinetry, tiled splashbacks, and exposed beams. A dedicated office/bedroom 5 and a fourth bedroom offer flexibility for guests, hobbies, or working from home, complemented by a utility room, WC, and storage.

Upstairs, three further bedrooms are served by a generous family wet room including a bath and level shower, which is sleek and contemporary.

Throughout, the home blends traditional charm with modern comfort, making it ideal for families, creatives, or anyone seeking space and character.

The interiors are rich with detail: stone fireplaces, piano alcoves, and decorative touches that reflect a lived-in warmth. Multiple reception areas allow for both quiet retreat and sociable gatherings, while natural light pours in through large windows and glass doors.

THE OUTSIDE

Set on a generous ¼ acre plot, Belmont House enjoys mature gardens, a private driveway, and a detached garage with a loft/games room above.

The garage offers excellent potential for hobbies, home working, or additional accommodation (subject to permissions).

The garden is a mix of lawn, patio, and planting which is perfect for entertaining, relaxing, or simply enjoying the peaceful surroundings. A raised deck, seating areas, and a greenhouse add to the appeal, while solar panels on the roof offer energy efficiency and sustainability.

The outdoor space is designed for enjoyment year-round, with sheltered corners and open lawns. Whether you are hosting summer barbecues or enjoying a quiet morning coffee, the garden offers a tranquil escape.

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THE LOCATION

Belmont House sits on Higher Road in the popular village of Pensilva, offering a peaceful setting with easy access to local amenities, schools, and countryside walks. Liskeard is just a short drive away, providing rail links and further shopping, while Bodmin Moor and the coast are within easy reach for weekend adventures.

Pensilva itself is a welcoming community with a village shop, pub, and access to scenic trails. The surrounding area is rich in natural beauty, with moorland, woodland, and coast all within reach. Whether you are commuting, exploring, or settling into village life, Belmont House offers a superb base.

FAQs

Tenure: Freehold

Council Tax Band: D

Heating: Gas fired central heating

Parking: Private driveway and detached garage

Internet - FTTP

Seller's Position: Buying on

Agent's 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.

DIRECTIONS



Approx Gross Internal Area
234 sq m / 2520 sq ft



Ground Floor
Approx 122 sq m / 1317 sq ft

Garage
Approx 38 sq m / 412 sq ft

Garage First Floor
Approx 17 sq m / 186 sq ft

Denotes head height below 1.5m

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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