



2 Barras Cross

Liskeard

Guide £325,000

SALLY COLLINGS **exp**

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Features

- All enquiries please quote SC18563-1551070
- Beautifully Presented Period Semi-Detached Home
- Contemporary Kitchen Opening to Garden Room
- Three Generous Double Bedrooms
- Versatile Attic Room
- Character Features and Far-Reaching Views Towards Bodmin Moor
- Enclosed Low-Maintenance Garden, Driveway and Garage

The Property

Within easy walking distance of Liskeard town centre, this beautifully presented three-bedroom semi-detached home combines original character with modern comforts. Filled with natural light, the property retains a wealth of period features, including a tiled entrance hall and original doors, whilst enjoying far-reaching views towards Bodmin Moor from the upper floors.

Location

Liskeard is a historic Cornish market town offering a good range of everyday amenities, including independent shops, supermarkets, cafés, restaurants, schools and leisure facilities.

The surrounding countryside provides wonderful opportunities for walking and outdoor pursuits, with Bodmin Moor close by and the picturesque fishing villages and beaches of Cornwall's south coast within easy reach.

The A38 offers convenient road connections towards Plymouth and the wider South West, whilst Liskeard railway station provides mainline services to Plymouth and beyond.

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Accommodation

The welcoming entrance hall leads through to the dining room, complete with alcoves and direct access to the rear garden. This opens to the charming living room, where a cosy log burner sits on a slate hearth beneath a wooden mantel, whilst an attractive rounded bay window overlooks the front of the property.

At the end of the hallway overlooking the garden, is a recently fitted contemporary kitchen, thoughtfully designed with plenty of cupboard storage and worktop space. Integrated appliances include an eye-level double oven, hob with extractor hood, fridge/freezer and dishwasher. The kitchen opens into a delightful garden room, with windows on several sides providing lovely views over the garden and plenty of natural light. This is the perfect spot to enjoy a morning coffee or perhaps something a little stronger at the end of the day!

Completing the ground floor accommodation is a cloakroom/WC and a useful utility cupboard housing the boiler, with plumbing for a washer/dryer.

Upstairs, there are three generously proportioned double bedrooms. The principal bedroom is situated at the front of the property and benefits from dual-aspect windows and ample built-in storage. Both the second and third bedrooms enjoy far-reaching views towards Bodmin Moor, with the second bedroom also featuring fitted wardrobes.

A modern shower room, fitted with a spacious double shower enclosure, is conveniently positioned on a mezzanine level adjacent to the second bedroom.

From the landing, steep ship's steps lead to a generous attic room. Although head height is restricted in places, this versatile space would make an ideal home office, hobby room or occasional retreat.

Outside

The enclosed rear garden can be accessed from the dining room, garden room and garage. Designed with ease of maintenance in mind, it is predominantly paved, providing an inviting space for outdoor dining and entertaining. Raised planting beds add interest and colour, whilst the surrounding walls create a sense of privacy. At the front there is a small gravelled garden with a pedestrian path to the front door on one side, and a driveway and access to the garage on the other.

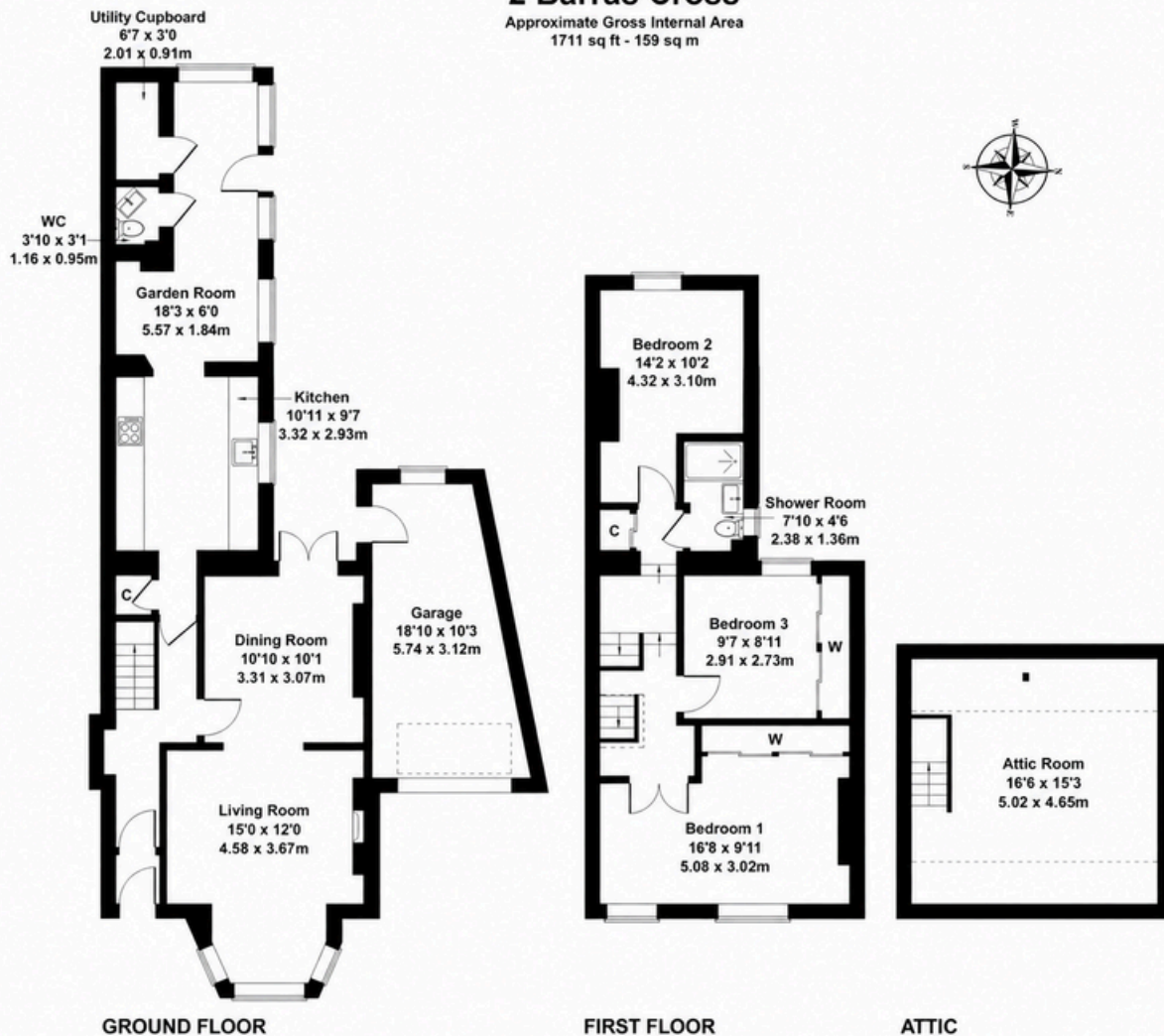
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Approximate Gross Internal Area
1711 sq ft - 159 sq m



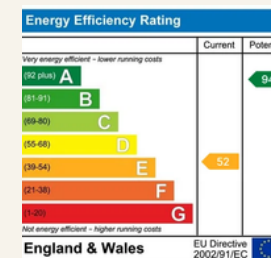
Need To Know

Tenure: Freehold
Council tax band: C
Services: Mains Electric/Gas/Water and Drainage
Heating: Gas Combi Boiler
Broadband: Ultra Fast Broadband available
(<https://checker.ofcom.org.uk>)

what3words: ///smarter.trinkets.arriving

Material Information

Scan the QR code below for further material information on this property.



SALLY COLLINGS exp

Viewings:
Strictly through the vendor's sole agents
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Consumer protection from unfair trading regulations 2008:
These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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