



## Lodge Hill, Liskeard

Guide Price £280,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents

## THE OUTSIDE

The rear garden is a true highlight which is a beautifully maintained, sun-drenched space with endless potential.

A paved terrace offers the perfect spot for morning coffee or summer entertaining, while the lawn stretches out toward mature trees and colourful shrubs. There is ample scope to create vibrant flower borders, a dedicated cooking or dining area, or even an allotment-style garden.

The timber shed provides useful storage, and the detached garage, to the front, adds practicality to this picturesque outdoor setting.

A beautifully presented three-bedroom mid-terrace home on Lodge Hill, Liskeard, offering bright interiors, a landscaped garden with countryside views, and versatile accommodation which is perfect for modern family living and outdoor entertaining.

## THE PROPERTY

This charming mid-terrace home blends period character with modern comfort across three floors.

The ground floor features an entrance hall, a convenient cloakroom/utility, and a contemporary, vaulted ceiling kitchen with sleek cabinetry and space for casual dining. The adjoining dining area flows into a light-filled lounge with French doors opening onto the garden, complemented by a feature stone fireplace and wood-burning stove making it ideal for cosy evenings or relaxed gatherings.

Upstairs, two well-proportioned bedrooms and a beautifully finished bathroom showcase thoughtful design and quality finishes. The converted loft provides a bright and versatile third bedroom or home office, complete with fitted storage and skylights framing far-reaching countryside views.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





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## THE LOCATION

Lodge Hill enjoys a peaceful yet convenient position on the outskirts of Liskeard. The town centre, schools, shops, and leisure facilities are all within easy reach, while the mainline railway station and A38 offer excellent connections across Cornwall and beyond.

Surrounded by rolling countryside and close to Bodmin Moor, this location offers the perfect blend of rural tranquillity and modern convenience, ideal for those seeking a relaxed Cornish lifestyle.

## FAQs

Garden Aspect – South West

Tenure - Freehold

Built - 1901 to 1910 approx.

Seller's Position – Purchasing on

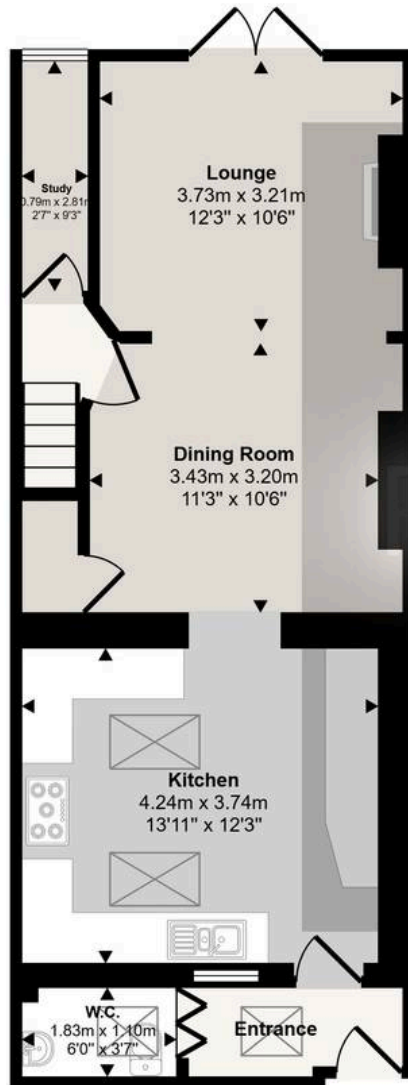
Services - Mains electric, water, drainage, and gas.

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-refundable fee of £80 per party (including VAT) is charged to cover the cost.

Agents Note – Rights of access. There is a pedestrian footpath accessed at the foot of the attached garden running along the

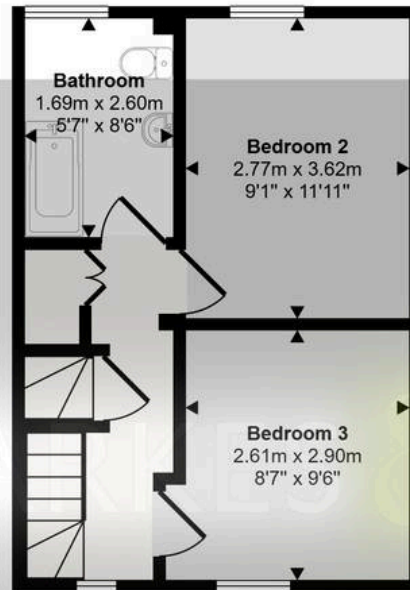


Approx Gross Internal Area  
122 sq m / 1316 sq ft

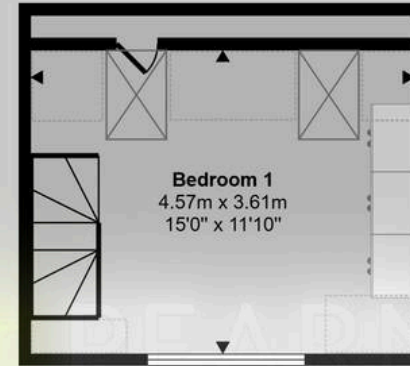


Ground Floor  
Approx 56 sq m / 601 sq ft

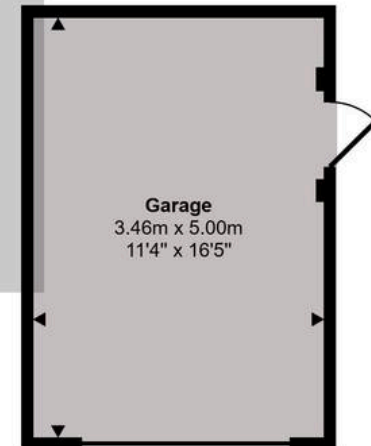
Denotes head height below 1.5m



First Floor  
Approx 31 sq m / 331 sq ft



Second Floor  
Approx 18 sq m / 198 sq ft



Garage  
Approx 17 sq m / 186 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

Parkes & Pearn Estate Agents, 13 Bay Tree Hill - PL14 4BG

01579 343633 • [hello@parkesandpearn.co.uk](mailto:hello@parkesandpearn.co.uk) • [www.parkesandpearn.co.uk/](http://www.parkesandpearn.co.uk/)