

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

1 HIGHLAND COURT, TREWORRICK LANE, ST. CLEER, LISKEARD, PL14 6EU

PRICE GUIDE £375,000





SOLD - Scott Parry Associates are pleased to report another successful sale - Commanding a super southerly aspect over rolling countryside, a detached family house offering spacious accommodation with enclosed garden and only 1.5 miles from the southern foothills of Bodmin Moor. About 1766 sq ft, Sitting Room, Dining Room, Kitchen, Laundry, Cloaks/WC, 4 Double Bedrooms (1 Ensuite), Family Bathroom, Driveway Parking, Integral Garage, Enclosed Garden.

LOCATION

1 Highland Court lies on the edge of the village of St Cleer which provides amenities including a primary school (rated "outstanding" by Ofsted), public house, church and a bus route which links the towns of Liskeard and Launceston. The A30 trunk road lies 7 miles to the north (approx. 16 minutes drive) and the A38 is accessed at Liskeard. The main line railway at Liskeard provides links to Plymouth and Truro and is especially useful for children attending independent schools further afield and, of course, as a commuter link (Plymouth to London Paddington approximately 3 hours).

The usual facilities can be found at the ancient stannary town of Liskeard including a range of shopping, educational and recreational facilities. The town of Saltash (16 miles) has a Waitrose store on its northern outskirts and long frontage to the tidal River Tamar with moorings (subject to availability) and a public slipway. Golf is available at Bindown, near Looe, also with a spectacular waterside course at Portwrinkle and at St Mellion International Resort with its leisure facilities. The wide expanse and beaches of Whitsand Bay (12 miles) are within easy driving distance, providing opportunities for boating, sea fishing and other water sports. The City of Plymouth lies within commuting distance where there is an excellent shopping centre set against the historic waterside areas of The Barbican and Hoe.

The wild and romantic open space of Bodmin Moor lies just 1.5 miles to the north and presents boundless leisure opportunities including excellent riding country for the equestrian enthusiast.



DESCRIPTION

1 Highland Court comprises a detached family house in an enviable setting on the edge of the village environment. The accommodation extends to about 1766 sq ft and benefits from full double glazing and oil fired central heating.

The layout is demonstrated by reference to the floorplan and briefly comprising - GROUND FLOOR - Spacious Reception Hall - 18' Sitting Room - 13' Dining Room - 11' Kitchen - Laundry Room - Cloak/WC - Integral Garage - FIRST FLOOR - 17' Principal Bedroom with Ensuite Shower Room - 3 Further Double Bedrooms - Family Bathroom.

OUTSIDE

The property is approached over a private drive providing ample parking for 4 cars and leading to the integral garage which houses the oil fired boiler. The garden is laid to lawn with an open south and west aspect over open countryside.

The rear garden is enclosed and laid to lawn with patio area.

EPC RATING - D, COUNCIL TAX BAND - E

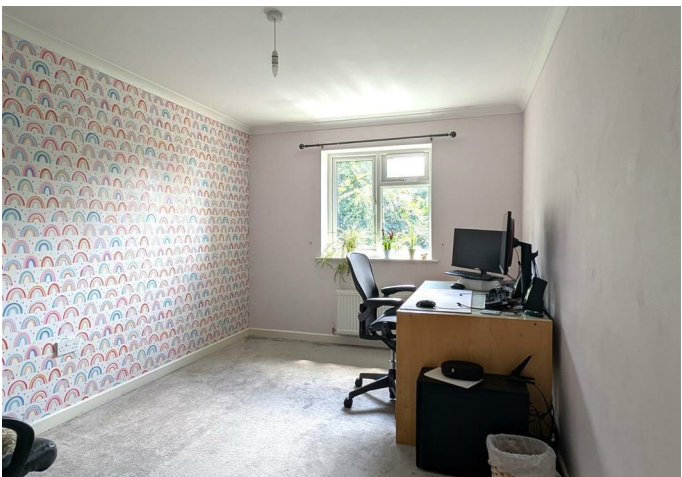
SERVICES - Mains water, electricity and drainage.

Broadband - Ultrafast available. Mobile Signal - Indoor - Good, Outdoor - Good.

DIRECTIONS

Using Sat Nav - Postcode PL14 6EU - the property will be found on the right as you leave the village.







1 Highland Court, St Cleer

Approximate Gross Internal Area = 164.1 sq m / 1766 sq ft
(Including Garage)

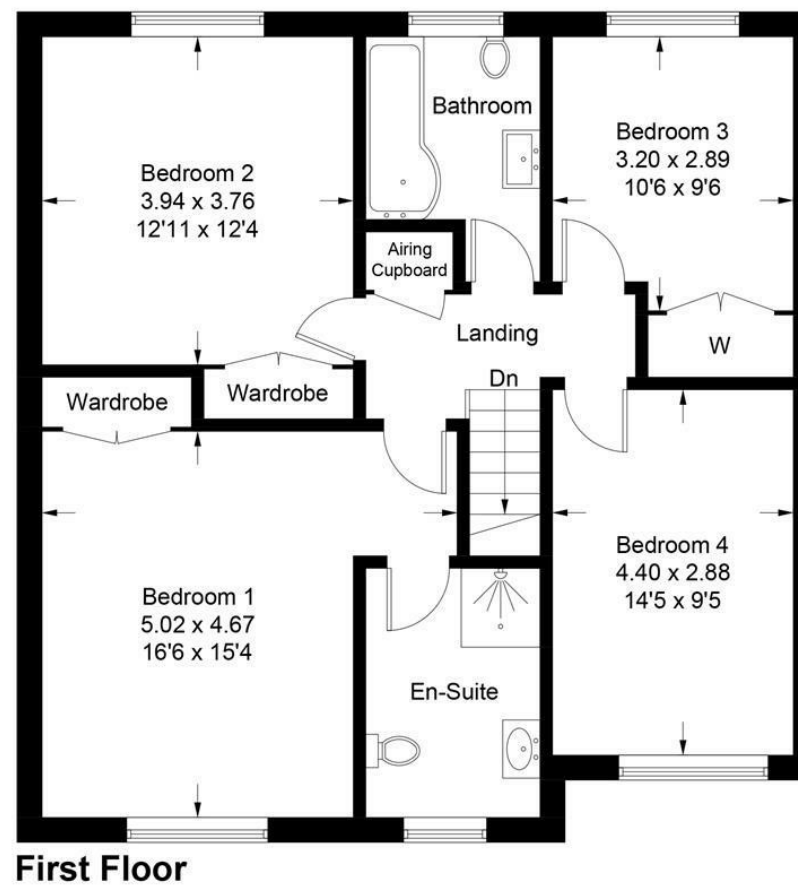
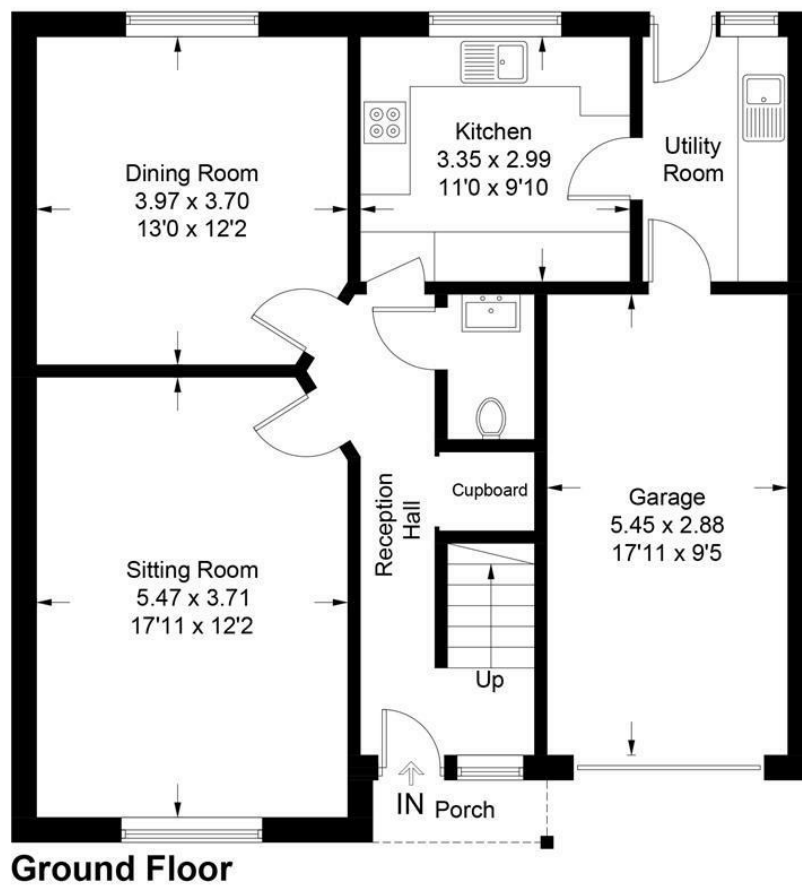


Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1217816)

These particulars should not be relied upon.