



Fore Street, Pensilva

In Excess of £275,000

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Description

A spacious and versatile three-bedroom family home offering generous accommodation, enclosed gardens and an impressive detached garage. Requiring some updating and cosmetic improvement both internally and externally, the property presents an excellent opportunity for buyers looking to put their own stamp on a home and create a space tailored to their tastes and requirements.

THE PROPERTY

This well-proportioned home offers flexible accommodation arranged over two floors, with plenty of potential for enhancement. Upon entering, a welcoming hallway provides access to the principal living spaces and a convenient ground-floor cloakroom.

The generous lounge/diner forms the heart of the home, offering ample space for both seating and dining furniture. Large windows allow natural light to filter through the room, creating a bright and inviting environment with plenty of scope for modernisation. The adjacent kitchen is well-sized and functional, providing a solid foundation for refurbishment or redesign to suit contemporary living.

A particularly useful feature of the property is the additional ground-floor reception room. Offering excellent flexibility, this space could serve as a home office, playroom, hobby room, snug or guest accommodation, adapting easily to a variety of lifestyles.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom, all served by the family bathroom. While some updating may be desired throughout the property, the generous proportions and practical layout provide excellent potential for improvement.

Overall, this is a home with strong fundamentals, offering buyers an exciting opportunity to refresh and enhance a property to their own specification.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





THE OUTSIDE

Externally, the property benefits from enclosed gardens which, while requiring some attention, offer plenty of potential to create attractive outdoor spaces for relaxation, entertaining and family enjoyment. There is scope for landscaping, planting and personalisation, allowing the next owner to maximise the potential of the plot.

A particular highlight is the substantial detached garage, measuring approximately 25ft in length. Ideal for storage, workshop use or secure parking, this versatile space provides a valuable addition and further potential for those requiring practical ancillary accommodation.

With some investment and care, the outside space could become a wonderful extension of the home, complementing the generous accommodation on offer.

THE LOCATION

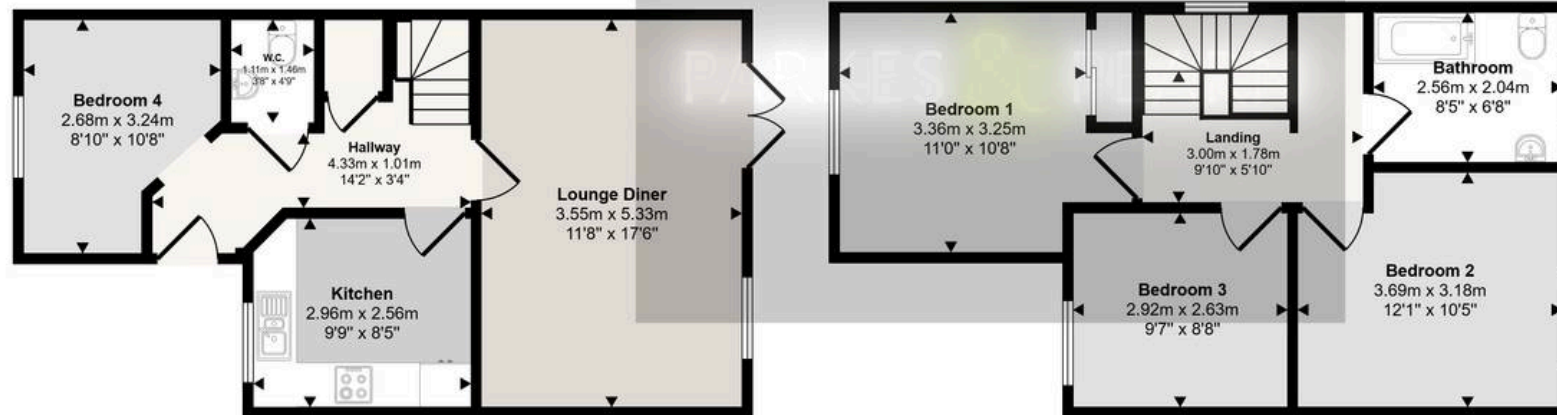
Situated within the sought-after village of Pensilva, this property enjoys a wonderful balance of rural surroundings and everyday convenience. Nestled on the edge of Bodmin Moor, Pensilva offers a strong community atmosphere together with a range of local amenities, including a village shop, post office, primary school, public house, doctor's surgery and the popular Sterts Arts Centre.

Surrounded by beautiful Cornish countryside, the area is ideal for those who enjoy walking, cycling and outdoor pursuits, with an abundance of scenic routes right on the doorstep. The nearby market town of Liskeard provides a wider selection of shops, supermarkets, cafés, restaurants and leisure facilities, as well as a mainline railway station with direct links to Plymouth, Exeter and London Paddington.

Combining the charm of village life with excellent access to both the countryside and coastline, Pensilva remains a popular choice for families, professionals and retirees seeking a peaceful Cornish lifestyle without compromising on convenience.



Approx Gross Internal Area
123 sq m / 1326 sq ft



Ground Floor
Approx 46 sq m / 491 sq ft

First Floor
Approx 46 sq m / 498 sq ft

Garage
Approx 31 sq m / 338 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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