

Western Avenue, Liskeard

Guide Price £365,000

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GUIDE PRICE £375,000 to £400,000 A bright and spacious detached home in a peaceful Liskeard cul-de-sac, offering four double bedrooms, stunning countryside views, and a versatile annex ideal for multi-generational living. Stylish interiors, generous gardens, and solar panels complete this exceptional property.

THE PROPERTY

Located on Western Avenue, this beautifully presented dormer-style home offers a rare combination of space, flexibility, and natural light throughout.

The ground floor features a generous dual-aspect sitting room with a stone fireplace, a sun lounge with panoramic views, and a dining room with a home office boasting stunning roof top and countryside views. The kitchen and breakfast room are finished in a modern grey and white wood-effect design with a combination of integrated and freestanding appliances.

The main dwelling offers three double bedrooms to the ground floor, which are serviced by a family bathroom; the layout offers excellent flow for family life.

The property also includes a self-contained annex, perfect for multi-generational living or guest accommodation. The annex features its own kitchen to the ground floor while the living room, bedroom, and bathroom occupy the first floor. With its own enclosed garden, this area is ideal for independence while remaining connected to the main home. Alternatively, it can be easily incorporated into the main house to expand the living space.

THE OUTSIDE

Set on a generous corner plot, the gardens wrap around the home and enjoys sunlight from morning through to evening. The front and side lawns are bordered by mature shrubs and seasonal blooms, while a paved terrace offers the perfect spot to relax and take in views of Moorswater Viaduct

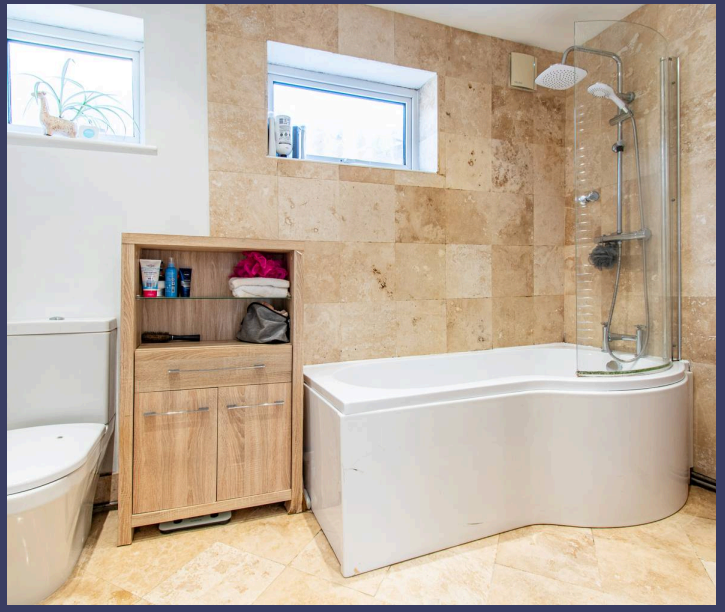
To the rear, a private courtyard garden with ornamental pond and timber shed provides a tranquil space for outdoor dining and is private to the annex. A gravel and tarmac driveway accommodates two vehicles and leads to the garage, which includes power, lighting, and plumbing for appliances.

The property is fitted with solar panels, generating an annual income and contributing to energy efficiency, an excellent bonus for sustainability-minded buyers.









THE LOCATION

Western Avenue is a quiet cul-de-sac in Liskeard, offering easy access to the town centre, local schools, and countryside walks. The elevated position provides stunning views across the valley and towards Moorswater Viaduct, making this a truly special setting for family life or peaceful retirement.

Liskeard is exceptionally well connected, with a mainline railway station providing direct services to Plymouth, Exeter, London Paddington, and Cornwall's coastal towns. The A38 is close by, giving fast road links to Plymouth and the wider South West. The town itself offers a range of shops, cafes, and amenities, while the nearby coast and moors provide endless opportunities for leisure and exploration.

FAQ's

Services - Mains gas, electric, water and drainage

Tenure - Freehold

Loft - Boarded

Garden Aspect - South

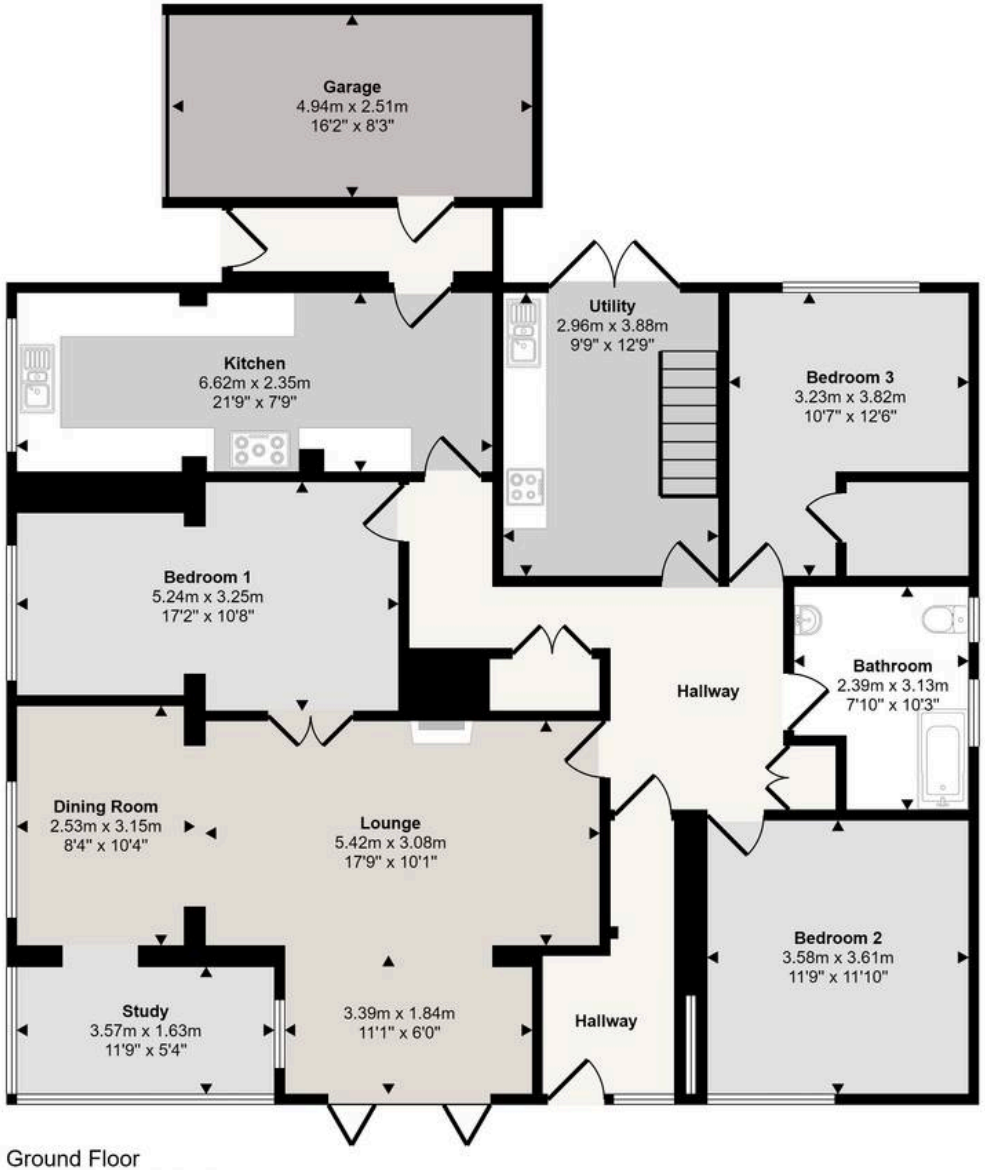
Solar panels - Owned

Council Tax Band – E

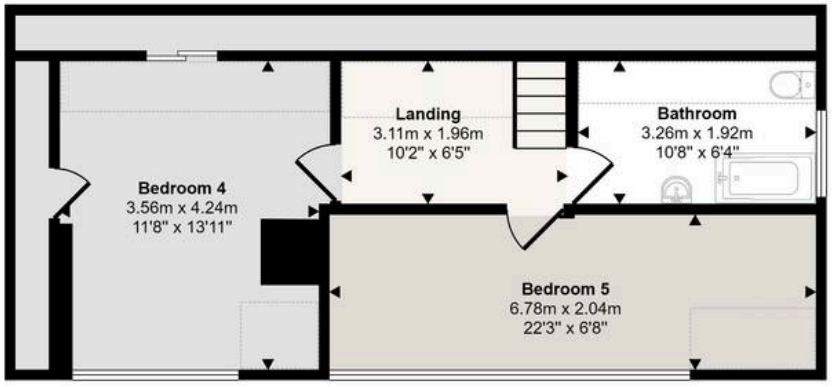
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Agents note: We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website

Approx Gross Internal Area
212 sq m / 2283 sq ft



Ground Floor
Approx 159 sq m / 1712 sq ft



First Floor
Approx 53 sq m / 571 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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