



Middle Park Higher Road, Pensilva

Guide Price £190,000

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Occupying an elevated position with far-reaching countryside views, this spacious four-bedroom family home offers versatile accommodation, a generous decked terrace, enclosed gardens, garage and driveway parking. A home perfectly suited to modern family life, both inside and out.

THE PROPERTY

Beautifully positioned within a popular residential setting, this substantial family home offers a wonderful blend of space, flexibility and everyday practicality. Stepping inside, the welcoming entrance hall sets the tone for the generous accommodation that unfolds beyond.

At the heart of the home is a spacious sitting room, where natural light pours through the rear-facing glazing and doors open directly onto the elevated terrace, creating an effortless connection between indoor and outdoor living. It is a room designed for both relaxation and entertaining, with plenty of space for the whole family to enjoy.

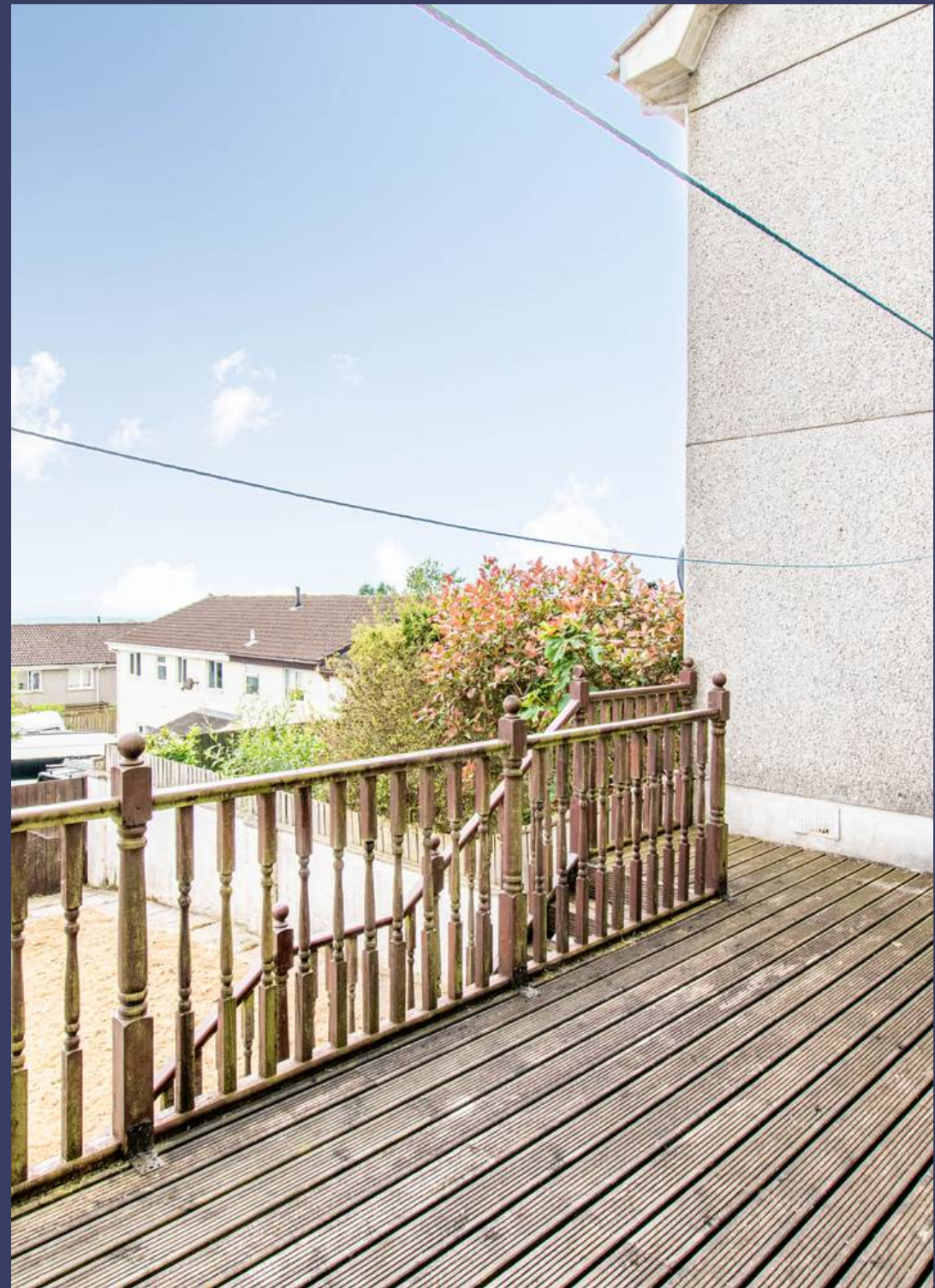
The separate dining room provides the perfect setting for family meals, celebrations and gatherings with friends, while the adjoining kitchen is thoughtfully arranged with a range of fitted units and ample workspace, making it ideal for day-to-day living.

Adding further versatility to the ground floor is a dining room, which could equally serve as a home office, playroom or fourth bedroom, offering flexibility to suit changing lifestyles. Upstairs, three well-proportioned bedrooms provide comfortable accommodation for families of all ages. The principal bedroom enjoys a bright and airy feel, while the remaining bedrooms are generously sized and well served by a family bathroom and separate cloakroom, adding convenience for busy households.

With over 1,240 sq ft of accommodation, this is a home that offers both space and adaptability, making it an excellent choice for growing families or those seeking room to work and relax under one roof.

THE OUTSIDE

One of the standout features of this home is the impressive elevated decked terrace which stretches across the rear of the property. Positioned to make the most of the far-reaching views across neighbouring rooftops and the surrounding countryside, it provides an exceptional space for al fresco dining, summer entertaining or simply unwinding with a morning coffee while taking in the outlook. Steps lead down to the enclosed rear garden, where a level lawn creates a safe and enjoyable environment for children and pets. The garden offers ample space for gardening enthusiasts, outdoor play or future landscaping projects. To the front, a private driveway provides off-road parking and leads to the integral garage, offering excellent storage or workshop potential alongside secure





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THE LOCATION

Situated on the edge of the ever-popular village of Pensilva, this property enjoys the perfect balance of countryside living and everyday convenience. Pensilva is a thriving community surrounded by beautiful Cornish countryside and moorland, offering a range of local amenities including a village shop, post office, primary school, public house, doctor's surgery and a wealth of scenic walking routes. The nearby Sterts Arts Centre provides a vibrant calendar of cultural events, whilst the surrounding landscape offers endless opportunities for outdoor recreation.

Just a short drive away lies the historic market town of Liskeard, one of South East Cornwall's most well-connected centres. Here you'll find a comprehensive range of supermarkets, independent shops, cafés, restaurants, leisure facilities and schooling for all ages. Liskeard also benefits from a mainline railway station with direct links to Plymouth, Exeter and London Paddington, making it an excellent choice for commuters and those looking to stay connected. For those who enjoy exploring Cornwall's stunning coast and countryside, Bodmin Moor is practically on the doorstep, while both the north and south coastlines can be reached within easy driving distance. Whether it's coastal walks, watersports, cycling, family days out or simply enjoying the area's rich heritage, Pensilva and Liskeard provide an exceptional lifestyle setting that continues to attract families, professionals and retirees alike.

Combining the charm of village life with excellent accessibility and an abundance of local amenities, this is a location that truly offers something for everyone.

FAQs

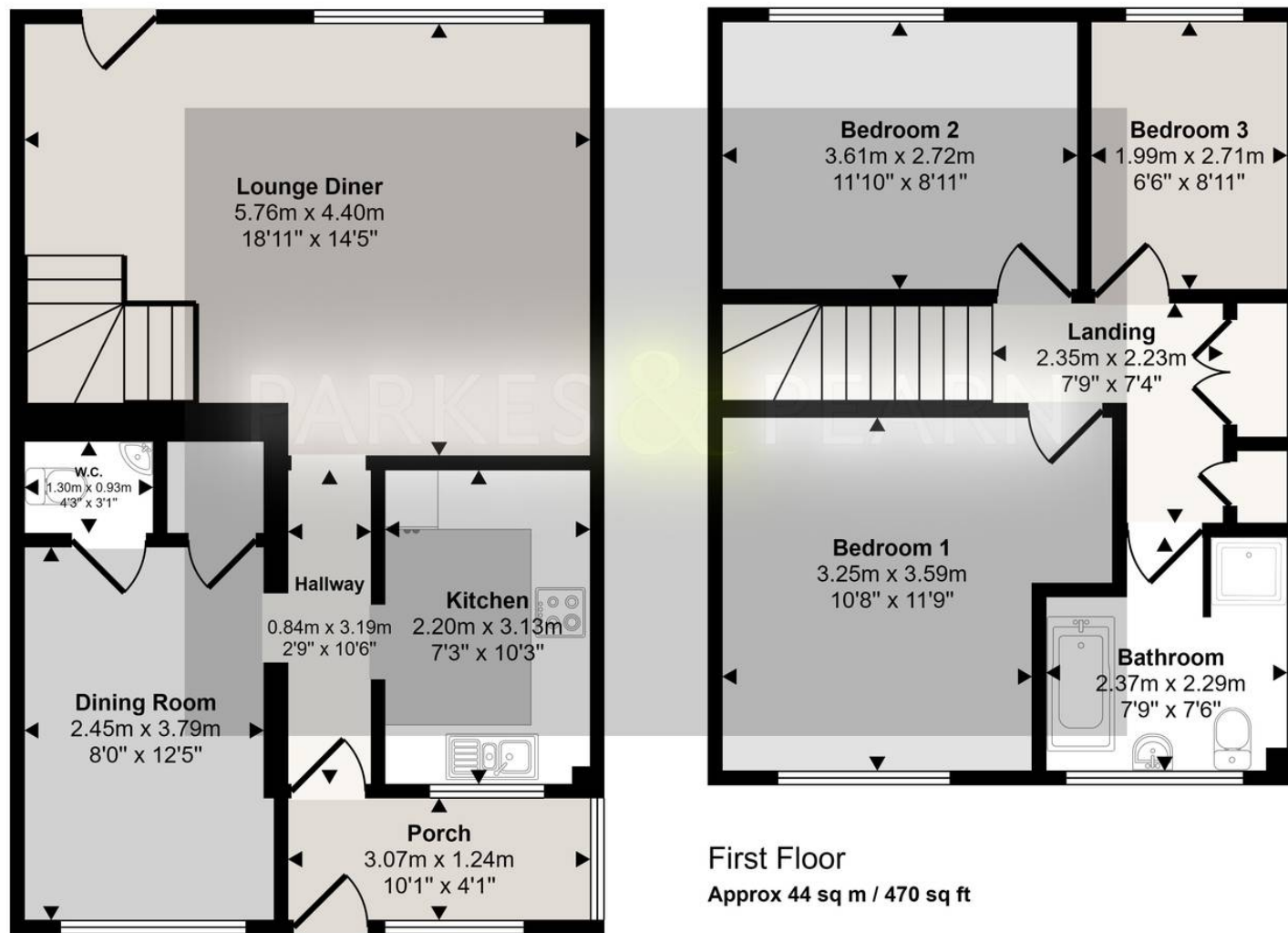
Garden Aspect – South

Tenure - Freehold

Seller's Position – Chain Free

Services - Mains electric, water, drainage, and gas

Approx Gross Internal Area
96 sq m / 1035 sq ft



Ground Floor

Approx 52 sq m / 565 sq ft

First Floor

Approx 44 sq m / 470 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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