



Well Park Well Lane, St. Cleer

Offers Over £300,000

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A spacious and characterful three/four bedroom home in the heart of St Cleer, blending traditional charm with modern family living. With a generous garden, flexible spaces, and excellent access to Liskeard, Bodmin Moor and nearby beaches make this an ideal Cornish home.

THE PROPERTY

Well Park is a beautifully presented family home that combines period charm with modern practicality.

The welcoming kitchen-diner features slate flooring, exposed beams, and a rustic stone fireplace framing a contemporary range cooker making it a perfect space for family meals and entertaining.

A versatile snug offers potential as a fourth bedroom or home office, while the generous living room enjoys French doors opening onto the garden, filling the space with natural light.

Upstairs, three double bedrooms include a bright principal room with dual windows and built-in storage, complemented by a spacious family bathroom with traditional tiling and a separate shower area. There is potential space to add an ensuite depending on your requirements.

The home's layout offers flexibility for growing families or those seeking a peaceful countryside base.

THE OUTSIDE

The garden at Well Park offers a lovely balance of privacy, space, and greenery. Mature trees and established planting create a sheltered, peaceful setting, giving the garden a wonderfully secluded feel.

A paved terrace sits just off the living room, providing an ideal spot for outdoor dining, morning coffee, or relaxed summer evenings. The generous lawn stretches beyond, offering plenty of room for children to play or for simply enjoying the quiet surroundings

To the front, the property benefits from off-road parking for two small/medium cars and a welcoming approach that reflects the charm and character of the home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





THE LOCATION

Nestled on Well Lane in the sought-after village of St Cleer, the home enjoys a peaceful setting with easy access to local amenities, scenic walks, and the nearby market town of Liskeard.

Liskeard offers a range of shops, cafés, schools, and leisure facilities, along with a mainline railway station providing direct links to Plymouth, Truro, and London. The A38 and A30 are both within easy reach, connecting you to Cornwall's wider attractions and neighbouring towns.

The stunning south-coast beaches of Looe, Seaton, and Dowderry are just a drive away, offering the perfect escape for coastal walks and days by the sea. St Cleer combines rural charm with convenience, making it a popular choice for families and professionals seeking a balance of countryside living and accessibility.

FAQs

Services – Oil heating, mains electricity, water, and drainage.

Seller's position – Buying on

Built – Pre 1900s approx.

Outside Aspect – South East

Tenure – Freehold

Agents Notes - 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.

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 (including VAT) is charged to cover the cost.

DIRECTIONS

What3words - [///harshest.bandaged.thrashing](https://www.what3words.com/#!/harshest.bandaged.thrashing)

Postcode - PL14 5DU



Approx Gross Internal Area
125 sq m / 1341 sq ft



Ground Floor
Approx 67 sq m / 723 sq ft

First Floor
Approx 57 sq m / 618 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

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