



This a call to buyers looking for a forever family home, an opportunity offering cross-generational living, or a potential bed-and-breakfast alternative. This exquisite 4000 (approx) sq ft detached residence, briefly comprises stylish ensuite bathrooms to three bedrooms a sleek comprehensive fitted kitchen, a multi-vehicle detached garage with workshop, and extensive private parking.

Find us on...



**Fieldhead New Road - Liskeard - PL14 4HB**

Guide Price £750,000 Freehold







### THE PROPERTY

Bespoke and very opulent, buyers looking for a 4-bedroom detached property will be interested to learn of this splendid versatile residence that offers style, space, and the benefits of modern living.

Adequately equipped to meet the current demand for home working there is sufficient office or study space that could be utilised using one of the sizeable bedrooms or the roomy first-floor landing.

Fieldhead with its accommodation, easily accessible road links, and proximity to the town centre, lends potential for those with an interest in providing bed and breakfast hospitality.

Built with an extremely high standard of finish and joinery this is a beautifully presented 4000 (approx) square feet home with three of the four large bedrooms benefitting luxury En-Suite bath/shower rooms.

The heart of the home is the well-equipped contemporary fitted kitchen diner. There should be no complaints from the enthusiastic chefs among us as this sizeable area at 19' provides sufficient room to prepare, cook and entertain.

The accommodation further comprises a large utility room, separate WC, and open plan living room measuring 33' (approx.). Spacious enough to adequately accommodate large formal dining, lounge, and snug furniture, homeowners can comfortably watch television and read in the same room without disruption.

The multi-vehicle detached garage with its own WC and workshop facilities, will interest hobbyists who enjoy being creative. Whether it's restoring the classic motor, antique furniture, or just a safe secure environment for storage, there is power, light, water, and plenty of available space within this arena. Separately, there is enough ample private parking to hold a caravan or a camper as well as numerous vehicles.

### THE OUTSIDE

The property is approached from New Road onto a tarmac driveway which leads off to the left giving access to the property's private driveway via five bar gates.

Ample parking is available for several large vehicles on a driveway and hardstand that will be of interest for those requiring space for a campervan, caravan, or boat, with additional secure trailer storage shed.

The gardens extend to approximately 1/4 of an acre on a South facing sun terrace enjoying the sun from morning and throughout the day and taking in views across town providing an ideal space for outdoor living and 'al fresco' dining.

The formal gardens are relatively level with some gently sloping areas arranged as shaped lawns with well-stocked colourful display beds, borders with a wide range of maturing shrubs, perennials, and trees. This extends to one side of the property where there is a good-sized greenhouse with a mature grape vine beside a walled decked area providing a variety of uses with a large block and timber garden shed. To the other side of the property there are substantial vegetable planting boxes.

### THE LOCATION

Liskeard is a thriving market town located only 7 miles from the South Coast of Cornwall with its sandy beaches and within easy striking distance of Bodmin Moor. Providing everyday town centre facilities on the doorstep, Liskeard also benefits from having a retail park, supermarkets, leisure centre with swimming pool, squash and tennis courts, a community hospital and both primary and secondary schools. A mainline railway station in walking distance of the town centre has branch lines to Plymouth and the nearby famous fishing port of Looe. Also the A38 dual carriageway is easily accessible with direct access into Devon and westbound further into Cornwall





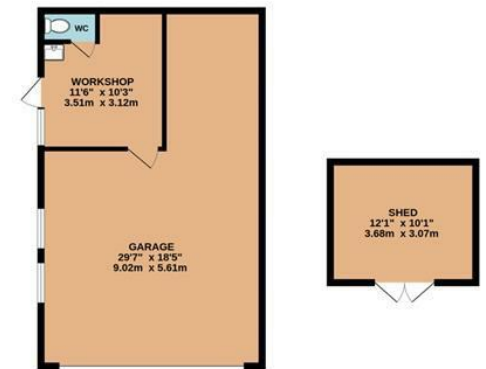
GROUND FLOOR  
2148 sq.ft. (199.5 sq.m.) approx.



1ST FLOOR  
1542 sq.ft. (143.3 sq.m.) approx.



GARAGE  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 4355 sq.ft. (404.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022





## FAQs

Services – Mains gas, electricity, water, and drainage.

Council Tax Band - F

Vendors position – Purchasing on

Garden Aspect – South

Tenure – Freehold

Satnav Reference – PL14 4HB



## Directions

From the Parkes and Pearn office take the first left into Dean Street and take the second right-hand turning. The property can be found at the top of the driveway to the left.

What3words///fidelity.bike.frostbite

These particulars have been prepared for prospective purchases for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements of representatives of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

[www.parkesandpearn.co.uk](http://www.parkesandpearn.co.uk)

Email: [sales@parkesandpearn.co.uk](mailto:sales@parkesandpearn.co.uk)

Parkes and Pearn 13 Baytree Hill Liskeard Cornwall PL14 4BG Tel: 01579 343633

