



Offering great space, this well-presented 4 bedroom period semi detached home will make a splendid family home. Set within walking distance of Liskeard town centre, the property benefits from an enclosed rear west-facing garden, far-reaching views, and a garage.

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4 Barras Cross - Liskeard - PL14 6BE
Guide Price £325,000 Freehold







THE PROPERTY

Offering spacious accommodation over three floors, this well-presented and extended period house will make a fine home for the modern family.

The tall ceilings stripped wooden floors and lovely bay windows are all present within an internal layout that sympathetically combines many modern benefits.

The ground floor comprises of an open lounge and dining area, an extended kitchen breakfast room, utility room, a ground floor shower room and WC.

The first floor comprises of three bedrooms – two doubles and a single, a splendid contemporary bathroom and a separate WC.

The third floor accommodates the master suite which consists of a 16' (approx) double bedroom with an ensuite bathroom. The views from this room are impressive and of far-reaching countryside and moorland.

Warmed by gas central, benefitting double glazing, this home also boasts easily accessible and useful eave storage space. Interested buyers should refer to the floorplan provided to gain a visual understanding of the layout.

THE OUTSIDE

The property is set back in a sought-after location set within walking distance of the town.

The principal garden is to the rear and is west facing. Enclosed and designed to be of low maintenance, this area features a raised deck and a level patio and is a great spot to enjoy the afternoon and evening sun.

At the foot of the plot, there is an area laid with gravel with a double gate allowing access, which offers potential parking space. Adjacent to the garden is the garage which provides power and light.

THE LOCATION

Barras Cross is within walking distance to Liskeard town centre, Lux Park Leisure Centre and primary, secondary schools and popular dog walks nearby that lead out of the town and into more picturesque rural settings.

Located only 7 miles from the South Coast of Cornwall and within easy reach of Bodmin Moor. The town amenities include doctors, dentists, veterinary surgery, primary and secondary schools a retail park, supermarkets, a leisure centre with a swimming pool, squash and tennis courts, and a community hospital,

A mainline railway station within walking distance of the town centre has branch lines to Plymouth and the nearby famous fishing port of Looe. The A38 dual carriageway is easily accessible connecting the area to Devon and westbound further into Cornwall.





GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



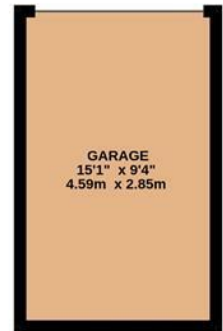
1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



2ND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



GARAGE
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 1723 sq.ft. (160.1 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.

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FAQs

Services - Mains gas, water, electricity, and drainage

Vendors position - Moving into temporary accommodation

Garden aspect - West

Council tax band - E

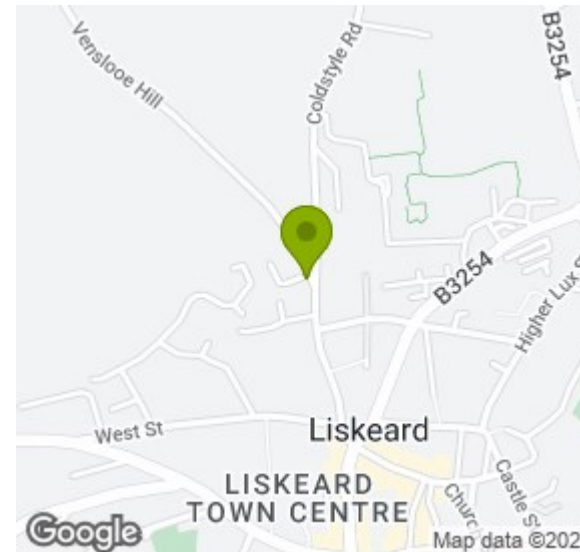
Tenure - Freehold

Satnav Reference - PL14 6BE

Directions

From The Parade in Liskeard town centre proceed along Barras St (B3254) with Webbs House on the right. Turn left onto West St and turn immediately right into Barras Place and straight ahead into Barras Cross where the property can be found on your left.

What3words:///tripling.dance.follow



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