



Pensilva, Liskeard  
PL14 5FP



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E S T A T E A G E N T S



## Price £310,000

The property is located within the moorland village of Pensilva which offers a good range of local facilities to include a shop, church, primary school, community centre and health centre. The nearby towns of Callington & Liskeard provide further amenities. Bodmin moor is a short distance away.

- 12 Month Usage
- Two double bedrooms with en- suites
- Stylish Modern open plan living
- Parking for 2 cars
- 1/4 Acre Paddock ( Approx)
- Peace and Tranquil living





This impressive detached lodge is set on a small development of just 9 properties within Higher Charaton Park. The location offers peace and tranquillity and the property has the benefit of holiday use all year round.

The main entrance to the lodge is situated to the side of the property this gives access to the Hallway/utility area. From here there is a door into the cloakroom and a further door into the double aspect open plan lounge/dining area and kitchen. There are many features to include vaulted ceilings, French natural wood doors and bi fold doors giving access out to the patio area enjoying the views. The dining area has ample room for a generous entertaining table and chairs. The lounge area has a media centre and further room for additional furniture. The modern open plan kitchen is a chiefs delight with ample colour co-ordinated base and wall units, ample workspace with integrated appliances beneath, two double ovens and the added bonus of the wine cooler. At each end of the property is where the double bedrooms are found, each having their own en-suite facilities to include bathroom with free standing bath and a double walk-in shower. Both bedrooms also have their own walk in wardrobes.

The property has been built with attention to detail including stylish fixtures and fittings. An internal viewing is a must to appreciate what this lodge has to offer.



## OUTSIDE

Outside:- The property occupies a generous size plot with open rolling countryside views towards Bodmin moor and Dartmoor. The grounds are fully enclosed with fencing and level access to the front entrance. There is a generous paved patio seating area capturing the daytime and evening sunlight. The paved level pathway continues to the rear where a further generous patio/garden area can be found, making an ideal barbeque and entertaining area. There are three small out buildings which are used as a work shed, storage shed and studio. To the front of the property there are two parking spaces and gated access. At the rear there is also gated access to the fully enclosed paddock ¼ acre approximately ( no animal grazing allowed).

Services:- Electric, water and drainage.

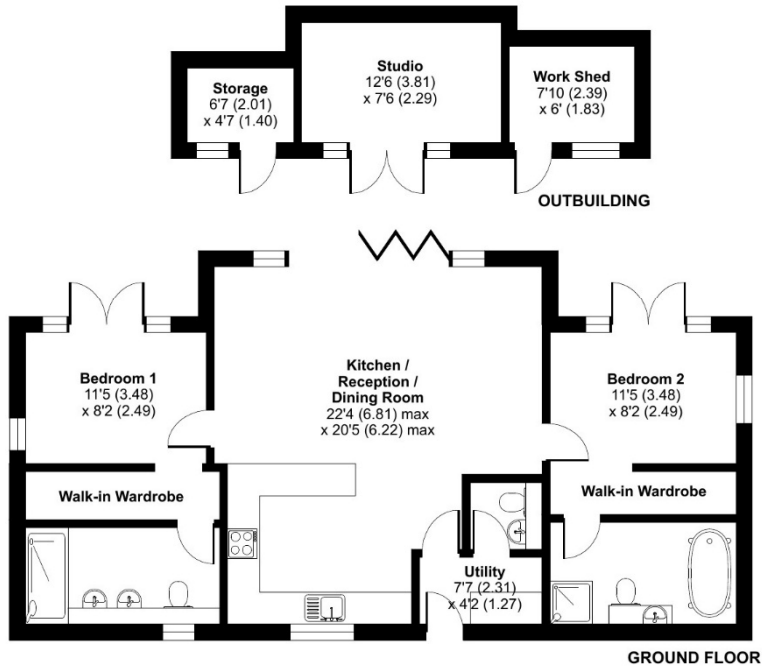
Council Tax Band:- Band A

Service charges:- £33.00 per month



## Higher Charaton Park, Liskeard, PL14

Approximate Area = 893 sq ft / 83 sq m  
 Outbuilding = 177 sq ft / 16.4 sq m  
 Total = 1070 sq ft / 99.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Dawson Nott Ltd. REF: 1342033

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

