



Rose Tor House



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Upton Cross, Liskeard, Cornwall, PL14 5AX

Liskeard 5.6 miles - Plymouth 24.9 miles - A30 7miles

Attractive, architecturally designed detached property with far reaching countryside views

- Popular Village Location
- Moorland & Countryside Views
- 4 Bedrooms (1 En Suite)
- 2 Bathrooms & Shower Room
- Double Garage & Parking
- Open Plan Living Space
- Patio & Lawned Garden
- Garden Home Office Pod

Guide Price £499,950

SITUATION

The property is located on the edge of the village of Upton Cross with a primary school, public house and the well renowned open air Sterts Theatre. The village of Rilla Mill is 1.3 miles away with a public house and thriving village hall. The property is ideally located to access the AONB of Bodmin moor – a haven for walkers, cyclists and horse riders. The towns of Launceston, Callington and Liskeard are all within 10 miles of the property, offering a comprehensive range of amenities including supermarkets, schools', doctors' and veterinary surgeries. In addition, Liskeard has a railway station serving London Paddington via Plymouth. At Plymouth, 25 miles away is a deep water marina and regular ferry services to northern France and Spain. The A30 trunk road can be accessed at Plusha, 7 miles away, which links the cathedral cities of Truro and Exeter and gives access to Newquay Airport, which offers direct flights to London and a number of UK and European destinations.

DESCRIPTION

This light and spacious property was completed in 2018 and constructed of block cavity under a tiled roof. The current owners have added a number of finishing touches to the property and is presented in excellent decorative order throughout.



ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: an entrance hall with tiled floor and doors to the downstairs shower room and the integral garage. From the inner hall there is access to bedroom 4, the utility room and downstairs bathroom. Double doors lead into the open plan living room. The kitchen has a range of wall mounted cupboards, base units and drawers, integrated hob with extractor over, built in cooker, a central island with granite worktop and integrated Belfast sink and further kitchen units with space for American style fridge/freezer. Sliding doors lead to the patio and rear garden. Opening into the sitting/dining room also with sliding doors leading to the rear garden.

Stairs from the inner hall lead to the first floor which comprises of a family bathroom, 3 further bedrooms with the principal bedroom having an en suite shower room and sliding doors opening to a Juliet balcony with views across open farmland and the moors beyond.

OUTSIDE

To the front of the property is ample parking on a tarmac drive and access to the integral garage which has electric roller doors and a room housing the boiler. There is a decked sun terrace. To the rear is a patio area and lawned garden. To the side of the garden is a Home Office pod with light and power connected.

SERVICES

Mains electricity, water and drainage. Bulk Gas central heating and hot water. Please note the agents have not inspected or tested these services.

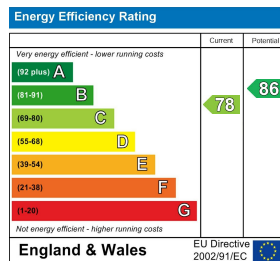
VIEWINGS

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

DIRECTIONS

From the crossroads at the centre of Upton Cross, with your back to the Primary School, head towards Rilla Mill/Linkinhorne. Follow the road approximately 200 yards and the property is located on the left hand side.





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These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 2221 sq ft / 206.3 sq m (includes garage and excludes void)
 Limited Use Area(s) = 37 sq ft / 3.4 sq m
 Outbuilding = 79 sq ft / 7.3 sq m
 Total = 2337 sq ft / 217.1 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Stags. REF: 706052.



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