



22 Manor Park



22 Manor Park

Duloe, Liskeard, PL14 4PT

Looe 4 Miles - Liskeard 4.7 Miles - Plymouth 22 Miles

A detached residence occupying a generous corner plot, with ample parking and wrap-around gardens, enjoying far-reaching countryside views.

- Detached Property
- Far Reaching Countryside Views
- Double Garage
- Popular Village Location
- Council Tax Band: E
- 3/4 Bedrooms
- Large Driveway & Ample Parking
- No Onward Chain
- Requires Modernisation
- Freehold

Guide Price £425,000

SITUATION

The property is situated in the village of Duloe which offers a local pub, The Plough due to re-open soon, C of E Primary School and community shop. The market town of Liskeard is 10.9 miles with a range of amenities including mainline railway station with regular services to London Paddington via Plymouth and Exeter.

The large coastal town of Looe is just over 5 miles away, with a further range of everyday amenities including schools, many small shops, restaurants, galleries and pubs together with a bustling working fishing harbour. The South Cornish coastline offers a variety of popular beaches and access to the stunning South West Coast Path.

The city of Plymouth is 24.8 miles offering a more comprehensive range of cultural, sporting and shopping facilities. Domestic and international flights are available from Newquay and Exeter airports.

DESCRIPTION

A detached property occupying a generous corner plot within a well-regarded residential area, offering spacious and versatile accommodation with significant potential for improvement. The property benefits from wrap around gardens and enjoys elevated views over the surrounding countryside to the rear.



ACCOMMODATION

The ground floor provides a spacious dual-aspect sitting room, enjoying an abundance of natural light and featuring sliding doors opening onto the garden, taking full advantage of the far reaching countryside views. The accommodation continues with a generous entrance hall, providing access to the kitchen, a separate dining room, and a versatile fourth bedroom, which would lend itself well to use as a home office or study. The ground floor is further complemented by a cloakroom with WC and internal access to a large double garage, fitted with recently installed up and over doors.

The first floor offers three well proportioned bedrooms which again offers far reaching countryside views, and are served by a family bathroom. The property benefits from uPVC double glazed windows throughout.

OUTSIDE

The property is approached via a large private driveway, providing ample off road parking for several vehicles and access to the double garage, fitted with a recently installed up-and-over door.

The gardens are a particular feature of the property, being generous in size and wrapping around the property, offering a high degree of privacy and excellent scope for landscaping / seating areas. To the rear, the gardens enjoy far-reaching countryside views, creating a peaceful and attractive setting.

SERVICES

Mains gas, electricity, water and drainage. Broadband available: Ultrafast, Superfast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents has not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From Liskeard head south on the B3254 passing through the village of St Keyne and into Duloe. Take a right into Manor Park and follow the road direct to the corner where you will find the property located on your right hand side.

what3words.com

///frogs.successor.curly



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1400 sq ft / 130 sq m
 Garage = 282 sq ft / 26.1 sq m
 Total = 1682 sq ft / 156.1 sq m
 For identification only - Not to scale

First Floor

- Bedroom 1: 4.46 x 3.78m (14'8" x 12'5")
- Bedroom 2: 3.65 x 2.95m (12' x 9'8")
- Bedroom 3: 3.17 x 3.08m (10'5" x 10'1")

Ground Floor

- Sitting Room: 5.37 x 4.47m (17'7" x 14'8")
- Study / Bedroom 4: 2.95 x 2.08m (9'8" x 6'10")
- Dining Room: 3.95 x 3.05m (13' x 10')
- Kitchen: 3.04 x 2.92m (10' x 9'7")
- Garage: 5.43 x 4.83m (17'10" x 15'10")

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhocom 2026. Produced for Stags. REF: 1438850



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	75
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

launceston@stags.co.uk

01566 774999