



White Of Morning





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Sharptor, Liskeard, Cornwall, PL14 5AT

Upton Cross 1.8 miles Liskeard 7.6 miles Plymouth 26.6 miles

A delightful and extended cottage nestled in a stunning moorland location with a generous garden, parking and no near neighbours

- Private Location
- Far Reaching Rural Views
- 3 Bedrooms
- Open Plan Kitchen/Diner
- Sitting Room
- Generous Plot and Parking
- Tenure: Freehold
- Council Tax Band: A

Guide Price £499,950

## SITUATION

The property enjoys a private and secluded location on the edge of the small hamlet of Sharptor. Accessible on foot is the majestic Bodmin Moor, which is in an Area of Outstanding Natural Beauty, with Sharptor, Minions and the natural granite tor of The Cheesewring being close by. The village of Upton Cross is approximately 1.8 mile away with its public house, primary school and the well renowned open air Sterts Theatre. The town of Liskeard is within 7 miles and has a more comprehensive range of shopping facilities including supermarkets, doctors, dentists and veterinary surgeries together with a main line rail station serving London Paddington (via Plymouth). The property sits almost equidistant between the North and South coasts with their idyllic sandy beaches and picturesque villages.

## DESCRIPTION

Sitting in a sheltered position at the foot of Sharp Tor, this 3 bedroom cottage was originally constructed in the 1870's and extended by the current owner in 2013. Constructed of local stone with later additions under a slate roof and partial slate hanging, the property now offers a peaceful family home in a stunning location with direct access to Bodmin Moor.





## ACCOMMODATION

Access via a fully glazed double door to the open plan kitchen diner. The fully fitted kitchen has a range of base and eyelevel cupboards with under counter fridge and freezer, ceramic sink, space for a range cooker and tiled splashback. The dining area has a tiled floor and far reaching views. Off the kitchen is a utility room with space and plumbing for a washing machine and down stairs wc and basin. Off the dining area is a sitting room with a front porch and stone fireplace housing a wood burning stove.

Stairs from the dining room lead to the first floor with 3 bedrooms and a family bathroom comprising of panel enclosed bath with shower above, wc, wash hand basin and underfloor heating.

## OUTSIDE

The property is accessed from a 'No Through Road', with a gated entrance to an off road parking area for 3 vehicles, and scope to extend if required. The majority of the garden is to the front and side of the property with a lawned area, gravel seating area and wrap around patio taking full advantage of the stunning views and peaceful setting. Situated at the end of the garden is a useful wooden shed and separate wooden dog kennel.

## SERVICES

Mains electricity and water, private drainage. Electric heating. 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 Launceston take the B3254 passing through the village of South Petherwin and on reaching the crossroads at Congdon Shop, continue straight across signposted to Liskeard and North Hill. Follow the road for approximately 2 miles crossing the River Lynher at Berriobridge. Continue along this meandering country lane for approximately 2 miles and on reaching the small hamlet of Darleyford, turn right signposted Henwood, proceed up the hill in to the village. Follow the road round to the left and out of the village for a 500 meters taking the right hand fork at the No Through Road sign. Follow the road up the hill where the property will be located on the right hand side.

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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.



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 84                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 50      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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