



Kel Dowr



Liskeard (A38) 3.5 miles - Launceston (A30)
13 miles - Plymouth 23 miles

A well proportioned family house in the heart of a popular moorland village with garden and parking

- No Onward Chain
- Off Road Parking
- Countryside Views
- 4 Bedrooms
- 2 Bathrooms
- Central Village Location
- Open Plan Kitchen/Diner
- Enclosed Rear Garden
- Tenure: Freehold
- Council Tax Band: E

Guide Price £340,000

SITUATION

The property lies in the heart of the village of Darite, a sought after moorland village which has a primary school and public house less than half a mile away. There is also a primary school in the village of St Cleer and a local farm shop and grocery store just 1 mile from the property. The village of Pensilva is 3 miles away with a general store and a further primary school. Liskeard is 3 miles to the south with a range of shopping facilities as well as doctors, dentists and veterinary surgeries, a leisure centre and a mainline rail station serving London Paddington via Plymouth.

DESCRIPTION

A spacious and well proportioned house which was individually designed and constructed in 2007, with the benefit of modern day conveniences such as air source heat pump, under floor heating and double glazing. The property sits within a sought after village location and is being offered for sale with no onward chain.

ACCOMMODATION

The accommodation is well proportioned throughout, offering 4 generous rooms which makes it a fantastic family home. A front door with porch canopy leads to an entrance hall with a tiled floor and under stair storage cupboard. The open plan kitchen/diner has a range of base and wall cupboards and woodblock worktop with integral dishwasher, oven, fridge freezer, microwave oven, gas hob and butlers sink. The dining area has a window to the front garden. Off the kitchen is a utility room with a cupboard that has space and plumbing for a washing machine and tumble dryer, along with a downstairs cloakroom with WC and wash hand basin. There is a door to the rear garden. The spacious sitting room is dual aspect with a wood burning stove on a slate hearth.

A wooden staircase leads to the first floor which presents 4 bedrooms. The principal bedroom has an en-suite shower, wash hand basin, WC and far reaching countryside views. The family bathroom services the other 3 bedrooms and has a panel enclosed bath with a shower above, WC and wash hand basin.

OUTSIDE

At the front of the property is a gravelled area, offering space for 2 cars. To one side of the property is an adjoining store room with power and light connected, with the other side of the property having space for storage sheds etc. The rear garden can be accessed via both sides of the house or via a pedestrian gate to the side, has a large area for outdoor seating and is bounded by a lawn.

SERVICES

Mains water, electric and drainage. Air source heat pump central heating. Bottled gas for cooking. Double glazing. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

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

DIRECTIONS

From the crossroads at the centre of Upton Cross, with your back to the Primary School, turn right onto the B3254 and head towards Liskeard. Continue on this road for just over 1.5 miles and just after the open moorland car park on the right, turn right signposted Darite and Crows Nest. Continue on this road, passing The Crows Nest Public House and roughly 0.3 miles after the pub, follow the road around to the right into the 30mph zone and then with the bus stop on the right, turn right. Continue for 200 meters, the property is located just before the school next to the village hall on your left hand side.

AGENTS NOTE

In accordance with the Estate Agents Act 1979, please note that the vendor is a relative of a member of Stags.

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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			
(A) plus	A		
(B)	B		
(C) (D)	C		
(D) (E)	D		
(E) (F)	E		
(F) (G)	F		
Not energy efficient - higher running costs			
G			
England & Wales		EU Directive 2002/91/EC	2002/91/EC

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