



Cross Keys Estates

Opening doors to your future



South Moor View Higher Anderton Road
Rame Peninsula, PL10 1DX
Fixed Asking Price £650,000 Freehold



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Cross Keys Estates invite you to view this phenomenal family abode nestled on Higher Anderton Road in the charming village of Millbrook on the Rame Peninsula close to Torpoint. Here lies a truly remarkable property waiting to be called home. This simply stunning detached house, reminiscent of the popular "Grand Designs" style, offers a perfect blend of modern elegance and family comfort. Boasting a huge open plan reception area, four spacious bedrooms, and three bathrooms, this property is ideal for those seeking a touch of luxury in their everyday life. The house was built 2013 and exudes contemporary charm and sophistication. One of the standout features of this residence is its elevated position, providing breath taking views over Millbrook Lake, Mount Edgecumbe Country Park, the River Tamar, and even stretching as far as Dartmoor. Imagine waking up to such picturesque vistas every morning!

- Fabulous "Grand Design" Stylish Family House
- Detached House Set In An Elevated Position
- Four Generous Double Bedrooms, Two Ensuites
- Detached Garage (Music Studio) With Cellar Storage
- Simply Wonderful Location Close To Millbrook Village
- Fabulous Views Of River Tamar Towards Plymouth
- Large Kitchen/Dining/Living/Entertaining Room
- Balcony With Views, Family Bathroom, Utility Rm
- Ample Off Road Parking, Ground Source Heat Pump
- Early Viewing Highly Recommended, EPC = C73



Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results when it comes to sales are unrivalled.

Rame Peninsula

Cornwall's famous coastline is the real draw for many who travel to the South West year-on-year to experience the wonderful sandy beaches, clamber among the natural landscapes and soak up those scenic views. Millbrook on Cornwall's southern coast combines all the best bits of the Duchy into one: an excellent coastline, parkland and wildlife lake; beautiful countryside, nearby City of Plymouth connected via the Cremyll foot passenger Ferry, local historical houses such as the Mount Edgumbe Country Park and wonderful walking and cycling. In an Area of Great Landscape Value, the village of Millbrook is in close proximity to nearby beaches and is perched on the edge of a fantastic lake, home to a variety of waterfowl & ideal for a gentle stroll around. The Millbrook coast on the Rame Peninsula has a wealth of sandy beaches for visitors to explore. Head to the coast to take in breath taking views and sink your feet in the sandy shore. In Millbrook village, you can find amenities such as a fish & chip shop, public houses, a café, & convenience stores, doctors' surgery, primary Schools & a Pre School. Millbrook even boasts its own Football Club with members social club. Cobbled together on the banks of the River Tamar is the town of Torpoint. It's perched opposite Plymouth, with views across the water to this Devonian city, and you can get the Torpoint Ferry across to Plymouth for a day out. Once you make it across to Plymouth there is much to keep you entertained with family-friendly attractions, the Hoe, shops, pubs and bars, and green open spaces to visit. Head to the National Marine Aquarium, Plymouth Pavilions, Drake Circus, Saltram House and Park, Smeatons Tower, or even take a trip to Dartmoor Zoo.

Millbrook

The charming Cornish village of Millbrook is located within the outstanding Rame Peninsula, an unspoilt stretch of coast and country with golden sandy beaches and historic fishing villages. The location is simply superb, and with easy access back to Plymouth City or further into Cornwall, the area is forever popular across all generations looking to enjoy this hidden part of Cornwall. The village has many shops and amenities along with a primary school with links to nearby secondary schools. Moorings, boat storage and maintenance are available with local facilities, and the village has plenty of community ran events throughout the year.

Property Overview

South Moor View is an Eco friendly newly built detached residence, standing in an elevated position, enjoying panoramic views across Millbrook Lake towards the River Tamar, Mount Edgumbe and the City of Plymouth, with distant views of Dartmoor. It enjoys the benefit of a ground source heat pump servicing underfloor central heating throughout the property. This not only ensures an even temperature but also ensures lower fuel bills. The property is also very well insulated and has the benefit of UPVC double glazing.

The property, a truly unique contemporary home was completed in 2013 and enjoys reverse level accommodation totalling in excess of 1,700 square feet of accommodation, taking full advantage of the views particularly from the glazed balcony. The internal specification is excellent with contemporary kitchen and bathrooms, an oak staircase and oak flooring throughout much of the ground floor.

Entrance Atrium

Cloakroom

Sitting, Dining & Entertaining Room

20' x 16'1" (6.10m x 4.90m)

Balcony

13'1" x 20'10" (3.99m x 6.35m)

Kitchen/Breakfast Room

18'2" x 16'2" (5.54m x 4.93m)

Lower Hallway

Principle Bedroom

13'1" x 11' (3.99m x 3.35m)

Principle En-suite Shower Room

Bedroom 2

16'1" x 12' (4.90m x 3.66m)

Bedroom 2 En-suite Shower Room

9'3" x 2'8" (2.82m x 0.82m)

Bedroom 3

9'2" x 11'11" (2.79m x 3.63m)

Bedroom 4

13'6" x 6'10" (4.11m x 2.08m)

Family Bathroom

Utility Room

8'6" x 10'4" (2.59m x 3.15m)

Garden Store Room

Recording Studio

18'8" x 16'4" (overall) (5.69m x 5.00m (overall))

Views

Gardens

Financial Services

Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905. Email. sarah.millman@pn-fs.co.uk

Lettings Department

Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call Jo Rees, Lettings Manager on 01752 500018





Cross Keys Estates
Residential Sales & Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. 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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Council Tax Band F



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