

MAY WHETTER & GROSE

BRAS GWEL CROW'S NEST, LISKEARD, PL14 5JQ FIXED PRICE £232,925



* A DELIGHTFUL CHAIN FREE SECTION 106 DETACHED HOUSE, SELF BUILD IN 2012 *

* PLEASE CHECK SECTION 106 CRITERIA AT END OF DETAILS PRIOR TO ENQUIRY *

THE PROPERTY HAS THREE BEDROOMS, AMPLE OFF ROAD PARKING AND CONSERVATORY. SITUATED IN A SEMI RURAL LOCATION ON THE OUTSKIRTS OF CROWS NEST. THE PROPERTY FURTHER BENEFITS FROM ELECTRIC UNDERFLOOR HEATING THROUGHOUT, OIL FIRED RAYBURN, OAK DOORS AND DELIGHTFUL VIEWS OVER FIELDS TO THE SIDE AND THE REAR. EPC - C



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: 0172673501
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH
Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk

Crow's Nest is a village located within the parish of St Cleer, on the south eastern edge of Bodmin Moor, three miles north of the town of Liskeard. The Crow's Nest public house is located within the area. A Site of Special Scientific Interest, also named Crow's Nest, is located 200m north of the village. It is noted for its geological interest, as well as various species of moss, specifically for being one of only two sites in the world where Cornish path moss (*Ditrichum cornubicum*) grows, a distinction it shares with the Phoenix United Mine, also located in Cornwall.

Directions:

From St Austell, Proceed to wards Plymouth on the A38. After passing Trago Mills on the right hand side of the road, proceed to Doublebois. At cross roads turn left (opposite the turning for the B3360). Proceed along this road, passing King Doniert's Stone on the right hand side of the road and through Higher Tremar Coombe. Continue along this road until you reach Darite and proceed through the hamlet. Bras Gwel is the first property on the left hand side of the road as you enter Crows Nest. There is a layby on the opposite side of the road viewers are welcome to use to park on.

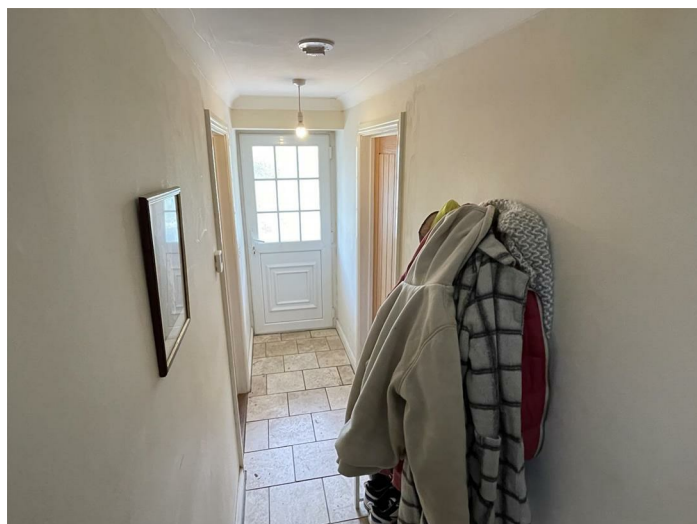
Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Upvc double glazed door with multi obscure glazed panel allows external access into entrance hall.

Entrance Hall:

19'1" x 3'1" (5.84m x 0.94m)



Carpeted stairs to first floor. Tiled flooring. Door to lounge. Door to kitchen. Wall mounted underfloor heating controls.

Lounge:

18'1" x 10'4" (5.53m x 3.15m)



A well lit triple aspect room with Upvc double glazed windows to front and side elevations and further Upvc double glazed concertina patio door providing access to conservatory. Focal fireplace housing multi fuel burner with granite hearth and inset granite mantle. Carpeted flooring. Television aerial point. Telephone point. Wall mounted underfloor heating controls.



Conservatory:

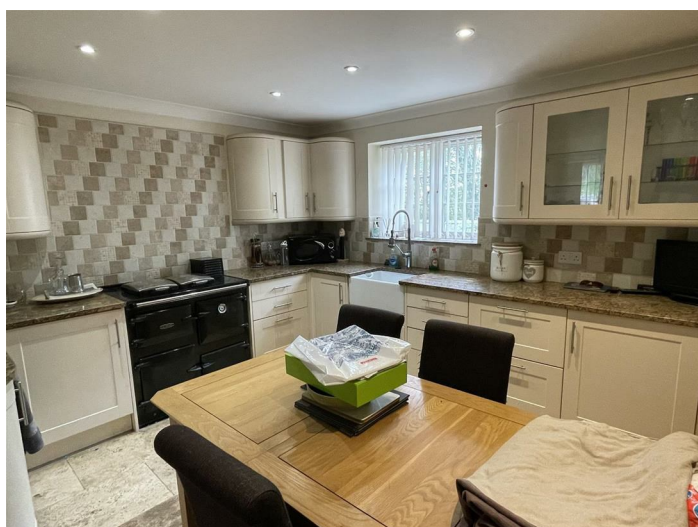
11'3" x 8'3" (3.45m x 2.54m)



Upvc double glazed doors to rear elevation providing external access with the remainder of the rear, right and left elevations in the form of Upvc double glazing. Upvc double glazed roof. Wood effect tiled flooring. The conservatory benefits from the addition of power.

Kitchen/Diner:

12'7" x 11'3" (3.84m x 3.43m)



Upvc double glazed window to front elevation. Door to rear elevation providing access to utility room. Matching wall and base kitchen units finished in cream and fitted with soft close technology. Integral fridge. Fitted electric oven with four ring buttonless hob above and fitted extractor hood over. Tiled walls to water sensitive areas. Fitted oil fired Rayburn. Polished granite work surfaces with inset draining grooves. Central adjustable mixer tap. Belfast sink. The kitchen benefits from inbuilt lighting. Underfloor heating controls. Tiled flooring. Intelligent storage.

Utility Room:

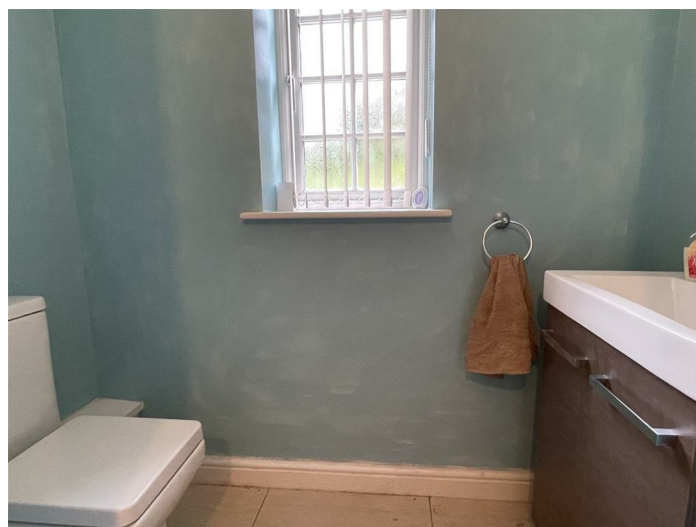
8'7" x 6'4" (2.62m x 1.95m)



Upvc double glazed window to rear elevation. Continuation of the kitchen base units and granite work surfaces with inset Belfast sink with central mixer tap. Space for washing machine. Space for freezer. Tiled walls to water sensitive areas. Mains fuse box. Door to WC. Door to under stairs storage void housing the pressurised hot water tank. Tiled flooring.

WC:

6'5" x 3'2" (1.98m x 0.97m)



Upvc double glazed window to side elevation with obscure glazing. Matching two piece white suite comprising low level flush WC with dual flush technology and ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage options below. Tiled walls to water sensitive areas. Tiled flooring. Fitted extractor fan.

First Floor Landing:

13'8" x 5'10" (4.19m x 1.80m)

**Bedroom Two:**

10'4" x 10'4" (3.16m x 3.15m)

(maximum measurement)

Upvc double glazed window to rear elevation. Doors off to bedrooms one, two, three and family bathroom. Carpeted flooring. Loft access hatch. Wall mounted underfloor heating controls.

Bedroom One:

18'1" x 9'10" (5.52m x 3.00m)



Upvc double glazed window to rear elevation with delightful countryside views to the rear of the property. Carpeted flooring. Television aerial point. Wall mounted underfloor heating controls.

(maximum measurement)

A well lit twin aspect room with Upvc double glazed windows to front and rear elevation both enjoying delightful far reaching views. Carpeted flooring. Wall mounted underfloor heating controls. Television aerial point.

Bedroom Three:

10'4" x 7'4" (3.16m x 2.25m)



Upvc double glazed window to front elevation enjoying delightful views in the distance. Carpeted flooring. Wall mounted underfloor heating controls.

Bathroom:

7'3" x 8'8" (2.23 x 2.66m)



Upvc double glazed window to front elevation with patterned obscure glazing. Matching four piece white bathroom suite comprising panel enclosed bath with central mixer tap, separate shower enclosure with sliding glass doors, over head shower nozzle and inset controls, low level flush WC with dual flush technology and square ceramic hand wash basin with central mixer tap set on vanity storage unit. Tiled walls. Tiled flooring. Fitted extractor fan. Wall mounted underfloor heating controls. Heated towel rail. The bathroom benefits from a useful alcove above the bath offering useful storage capabilities.

**Outside:**

To the front, two large wooden gates open to provide access to the granite chipped parking area capable of housing numerous cars off road. A paved walkway provides access to the covered front door. The boundaries are clearly defined to the front, left, right and rear elevations with rendered block wall to the right and rear and exposed stone wall to the front and left. Agents Note: The gate to the left hand side of the property is redundant. To the front of the property is a large gravelled area that continues around the left hand side providing ample off road parking. To the rear right hand corner of the plot is the wooden outbuilding.

Outbuilding:
17'3" x 17'8" (5.27m x 5.39m)



Double doors providing access.



Immediately off the conservatory is an area of lawn with an elevated decked area. Outdoor tap attached to the side of the outbuilding. The rear garden is accessible via both sides of the property.



Section 106 Criteria:
This property is offered for sale as a Section 106 property. The open market value of the property is £385,000, a discounted purchase of 60.5% equates to a fixed price of £232,925.
In terms of eligibility criteria we would be looking for someone with a local connection to St. Cleer.
Residency/permanent employment of 16 + hours per week for 3 + years
OR
Former residency of 5 + years
OR
Close family member
(Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5 + years and is in need of or can give support
In addition the applicant will need to:

- Be in Housing Need – i.e. living with family/renting/under offer and otherwise unable to afford a home on the open market
- Have a maximum household income of £80,000
- Have a minimum 10% deposit
- Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)
- Have viewed and offered on the property

Eligibility Procedure:
Eligible and proceedable applicants who have viewed and offered on the property should then be directed to the online form at
<https://www.cornwall.gov.uk/housing/affordable-housing/eligibility-for-an-affordable-home/>
Council Tax - C

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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