



STAGS

St Hilary

St Hilary

Darley, Liskeard, PL14 5AS

Liskeard 7 miles Launceston (A30) 10 miles Plymouth 23 miles

- Kitchen/Breakfast Room
- Sitting Room
- Dining Room/Study
- 4/5 Bedrooms
- 2 Bathrooms
- Basement Rooms
- Double Garage and Ample Parking
- Garden with South Facing Decking Area

Guide price £385,000

SITUATION

The property is situated in the rural hamlet of Darley, yet only a few yards from the B3254 road. The village of Upton Cross is $\frac{3}{4}$ mile to the south with a traditional public house, well-respected primary school, village store/post office, parish church, village hall, playing field and children's park and is home to the popular Sterts Theatre and Arts Centre. Situated in the Bodmin Moor AONB, there is easy access onto the moor with its excellent opportunities for hiking, dog walking and other outdoor activities and to the beauty spots of Cheesewring, Minions and SharpTOR. Nearby, Siblyback Lake Country Park, offers a fabulous venue for all inland watersports and for those with equestrian needs, horse riding is easily accessible via local bridleways and country lanes in the area. The thriving market town of Liskeard is approximately 7 miles away, and offers a wide range of shopping, educational and recreational facilities including a leisure centre, main line railway station, with connections to London, and access onto the A38 and links to the city port of Plymouth.

DESCRIPTION

St Hilary is a deceptively spacious 4/5 bedroom detached house with a good sized garden and south facing decking, large double garage with workshop space and off road parking for at least 4 cars. This versatile family home, with stripped wooden floors throughout the ground floor, offers excellent family accommodation.

ACCOMMODATION

The spacious accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: an entrance hallway leading to all ground floor rooms. The kitchen/breakfast room has oak base units with granite worktops over, an inset stainless steel sink with drainer, integrated



Individual detached family home with versatile accommodation, situated within the Bodmin Moor AONB





dishwasher, Range cooker and space for a fridge/freezer. The kitchen is well served by the separate pantry and also benefits from a multi-fuel burning stove set within its own fireplace. There is access out onto the front south facing decking area. The sitting room enjoys a pleasant outlook to the garden at the front and side. The remainder of the downstairs accommodation is versatile, offering a dining room, currently used as a study, which could also be used as a bedroom if required, two well-proportioned double bedrooms and a further single bedroom, with side access to the garden. The bathroom has a WC, sink, heated towel rail and a bath with a mains fed shower over.

Stairs lead from the entrance hall to the first floor, which offers a spacious triple aspect master bedroom suite with access into the eaves storage. Across the landing there is a bathroom with a Phoenix Whirlpool bath, separate double shower cubicle, sink and WC.

OUTSIDE

A driveway, with raised shrub borders, provides ample parking for at least 4 cars in front of a DOUBLE GARAGE 6.81m x 6.20m (22'04" x 20'04") 'with a remote controlled electric roller shutter door, pedestrian door, power, light and water. To the rear of the garage is a workshop area with steps leading up to three, centrally heated, basement storage rooms, a WC and a stairwell, with access to under house storage. (From the stairwell there is direct access, via a staircase and access hatch, to the main entrance hall of the house).

At the back of the house there is a detached utility room with worktop and inset butler sink, space and plumbing for a washing machine, dryer and freezer.

The enclosed gardens are predominantly laid to lawn with a range of established shrubs, trees and plants with steps leading up to the front of the house, where there is a south facing decking area over the top of the garage. At the top of the garden there is a greenhouse and vegetable garden.

SERVICES

Mains water and electricity. LPG heating. Private drainage. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWING

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

DIRECTIONS

From Pennygillam roundabout at Launceston, take the B3254 signposted to South Petherwin. Follow this road, through the village of South Petherwin and onto the crossroads at Congdons Shop. Proceed straight across on the B3254 through Berriobridge and Middlewood. Descend towards Darleyford and as the road starts to bend around to the left, you will see a road that leads straight on, turn right onto this road and you will see the property on your right hand side, clearly marked by a Stags for sale board.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

Kensy House, 18 Western Road,
Launceston, Cornwall, PL15 7AS

Tel: 01566 774999

launceston@stags.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		

Approx. Gross Internal Floor Area
230.9 Sq Metres 2486 Sq Ft (Excludes Restricted Head Height & Outbuilding & Includes Garage)

