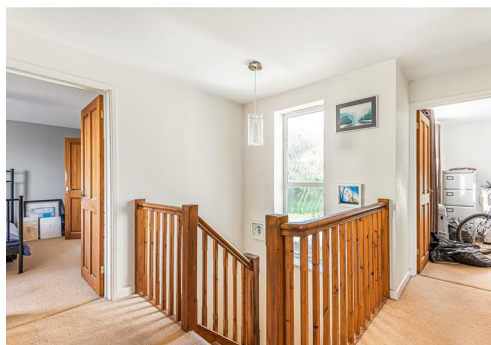




Kel Dowr

Kel Dowr, Darite, Liskeard, Cornwall, PL14 5JW



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

Individually designed family home
in the centre of a sought after
moorland village, benefitting from
far reaching countryside views.

- 4 Bedrooms
- Open Plan Kitchen/Diner
- Utility Room
- Sitting Room
- 2 Bathrooms
- Garden
- Central Village Location
- Off Road Parking

Guide Price £389,000



SITUATION

The property lies in the village of Darite 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 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

This individually designed 4 bedroom house is situated in the heart of the popular moorland village of Darite which forms part of a UNESCO World Heritage Site. The property was constructed in 2007 and benefits from an air source heat pump, under floor heating and double glazing.

ACCOMMODATION

A double glazed door gives access to an entrance hall with tiled floor. There is an open plan kitchen/diner, the kitchen area has a range of base and wall cupboards and woodblock worktop with integral dishwasher, oven, fridge freezer, eye level 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 sitting room is dual aspect with a wood burning stove on a slate hearth. From the hall stairs lead to the first floor with access to 4 bedrooms, the principle bedroom has an en-suite shower, wash hand basin, WC and far reaching countryside views. Bedroom 2 is currently being used as a home office. The family bathroom has a panel enclosed bath with a shower above, WC and wash hand basin.

OUTSIDE

At the front of the property are 2 off road parking spaces and a gravel path leading to the front door. To the side of this is a storage room with light and power. The rear garden can be accessed via both sides of the house and comprises a gravel patio and lawn area.

SERVICES

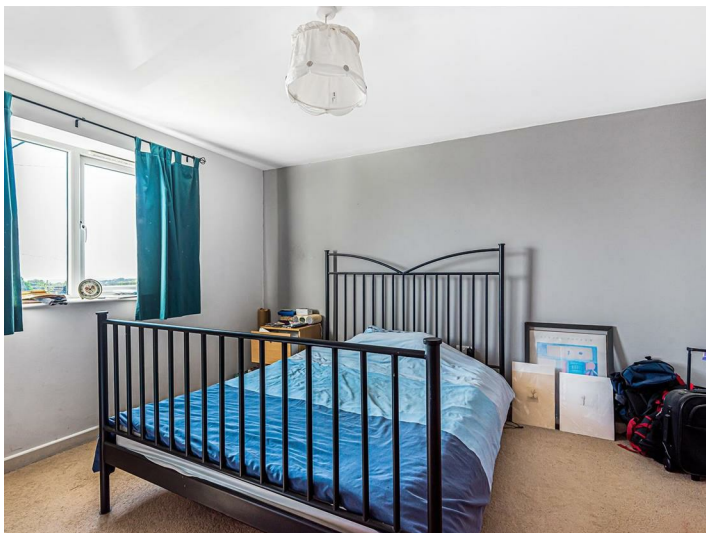
Mains water, electric and drainage. Air source heat pump central heating. Bottled gas for cooking. Double glazing. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

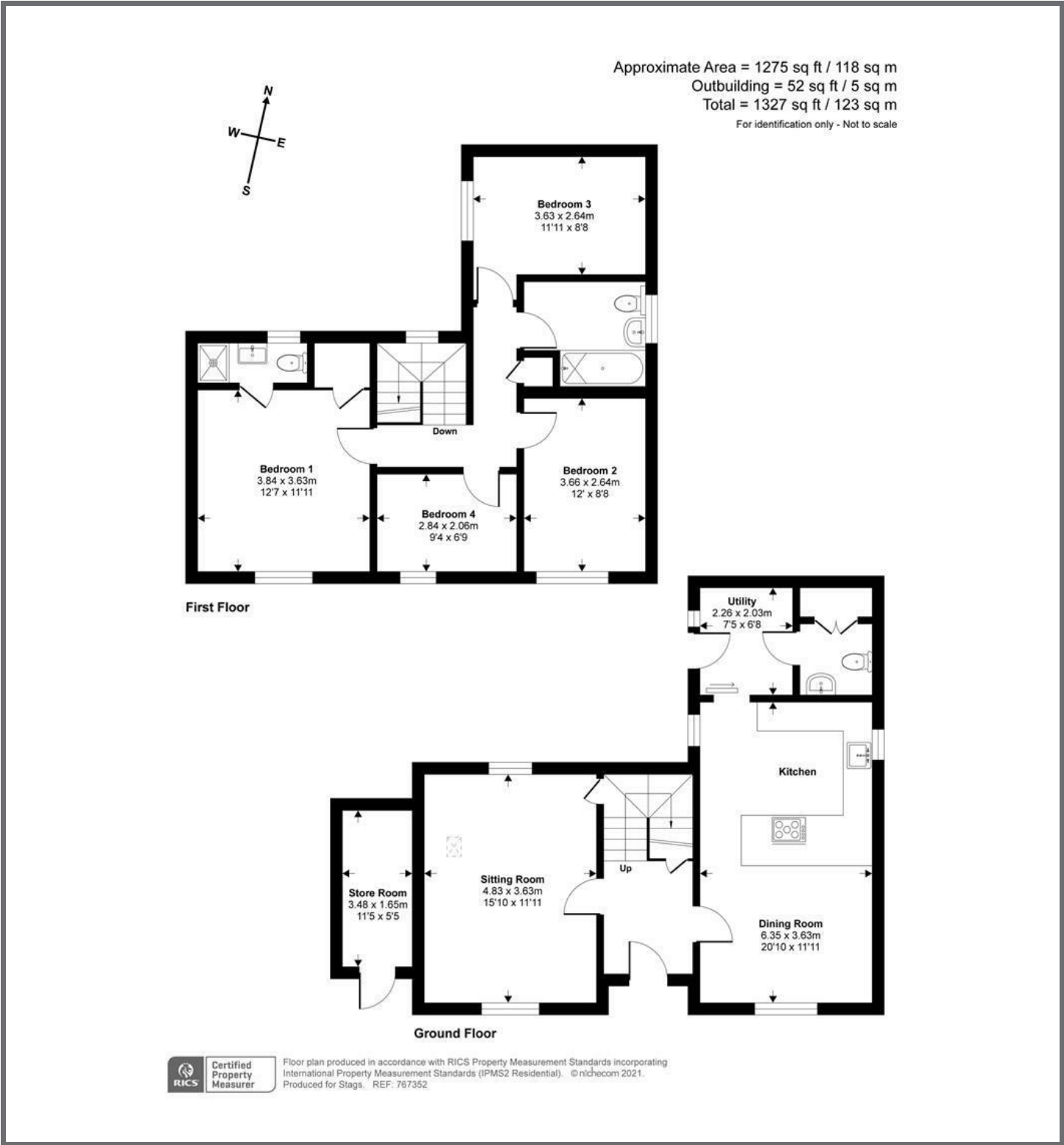
VIEWINGS

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.



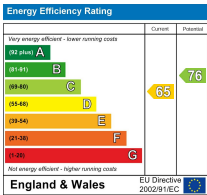


These particulars are a guide only and should not be relied upon for any purpose.

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