



Grylls Park



Looe & the coast 6 miles. Liskeard (A38) 10 miles. Plymouth 29 miles.

A spacious, executive style home positioned within extensive gardens and enjoying far reaching countryside views over the beautiful rolling Cornish countryside.

- Executive Style Detached Family Home
- Reverse Level Accommodation
- Five Double Bedrooms
- Large Kitchen/Breakfast Room
- Two Generous reception Rooms
- Convenient Utility Room
- Family Bathroom & Two Full En-Suite Bathrooms
- Approx ½ Acre Plot

Guide Price £725,000

LOCATION

The property lies at the end of a cul-de-sac being an exclusive development of three properties at the end of Grylls Park. The village of Lanreath offers the usual facilities including a popular public house, church, village shop/post office and village hall. The nearby village of Pelynt offers similar services with village shops and a primary school. The harbourside town of Looe is a popular coastal holiday town centred around the fascinating harbourside and beach with its Banjo Pier. Sporting facilities in the area are numerous with a sports centre in Liskeard together with golf available at Bindown, near Looe and the internationally renowned golf course at St Mellion. Boating, sea fishing and other water sports are available at Looe and Fowey and walking and bathing along the South Cornish Coast. The A38 is dual carriageway with the exception of about six miles via Plymouth to Exeter where it links with the M5. Car ferries are available from Plymouth to France and Spain. There are also airports at Exeter and Newquay, which are both easily accessible.

DESCRIPTION

A detached executive style, family home offering an abundance of light and spacious accommodation. This beautifully presented four/five bedroom property is positioned within extensive, mature gardens and enjoys far reaching countryside views over South East Cornwall.

ACCOMMODATION

This spacious family home comprises a generous and welcoming hallway with doors giving access to the four piece family bathroom, four double bedrooms – all with built in wardrobes and the study/fifth bedroom, which also has an internal door to the double garage. The first floor galleried landing leads to a most attractive dual aspect sitting room with a feature fireplace and 'Jotul' Enamel wood burning stove, there are sliding doors to the balcony, the dining room is also accessed via the Sitting room. The large Kitchen/Breakfast room dual aspect and a great hub to the home with sliding doors to another balcony and a convenient separate Utility room. The attractive

galleried landing has ample space and is currently utilised as a reading area by the current Vendors and also gives access via a hatch and fitted ladder to a partially boarded loft.

OUTSIDE

The property is approached from Grylls Park and has a gated private driveway leading onto brick paved drive providing ample parking for many vehicles with an adjacent double garage with remote control electric up and over door, light and power points. To the front aspect of the property lies the front garden, currently laid to lawn with various planted shrubs. The Rear garden has a good size paved patio seating area with steps up to a large lawn with mature fruit trees, plants and shrubs.

SERVICES

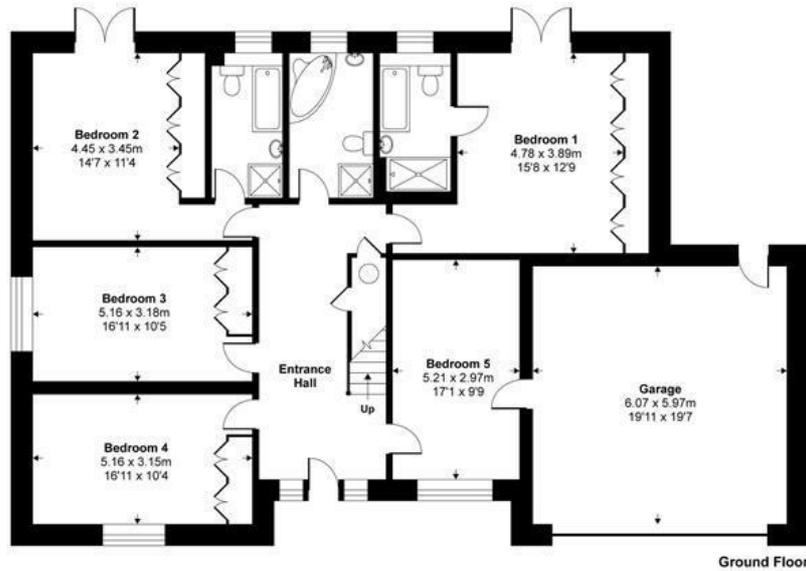
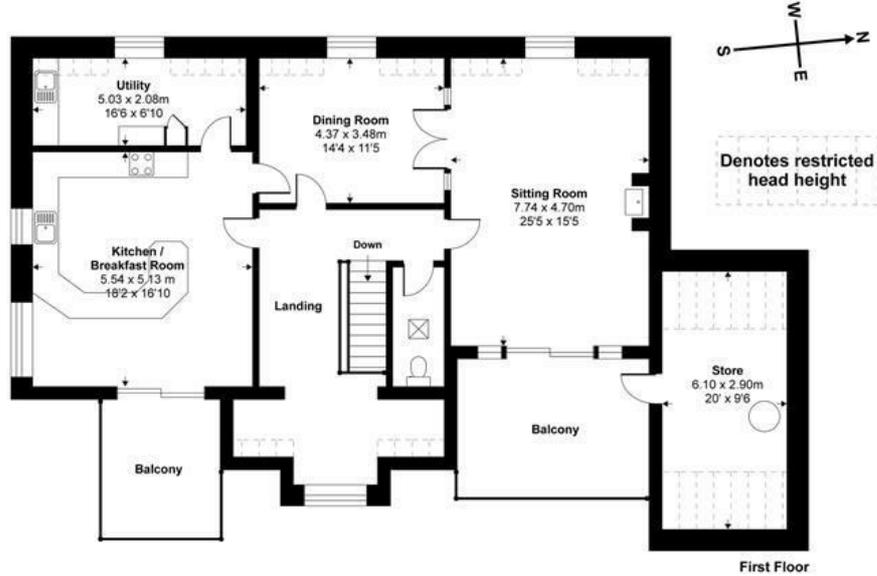
Mains water, electricity and drainage. Oil fired central heating. High Speed Broadband. Solar system 4kw PV solar panels certified to the highest rate FIT (feed in tariff) until 2026, 1.8kw solar hot water system evacuated tube

DIRECTIONS

Proceed from Plymouth in a westerly direction along the A38 passing over the Tamar road bridge as signposted for Liskeard. Proceed past Liskeard, along the A38 and upon reaching the village of Dobwalls, bear left at the traffic lights onto the A390 signposted for St Austell and Looe. Upon reaching the village of East Taphouse, turn left onto the B3359 as signposted for Looe and Lanreath Village. Proceed into the village bearing left, just passed the church and proceed along this road for a short distance and the entrance to Grylls Park will be found on the right hand side. Turn right into Grylls Park and proceed through the development and the property will be at the end of this road on the right hand side.



Approximate Area = 3114 sq ft / 289.3 sq m (includes garage and excludes store)
 Limited Use Area(s) = 58 sq ft / 5.4 sq m
 Total = 3172 sq ft / 294.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 783370.

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

Plymouth, 3 Longbridge Road, Plymouth, PL6 8LT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-101)		
B (81-91)			
C (69-80)		70	73
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales
 EU Directive 2002/91/EC

01752 223933
 plymouth@stags.co.uk

stags.co.uk