



Darite
Nr Liskeard
Cornwall

Price Guide £475,000

- Family Home In Rural Location
- Excellent Condition
- Conservatory
- Enclosed Rear Garden
- Exclusive Setting
- Master With En-Suite
- EPC Rating - B85



Tenure - Freehold

Council Tax Band - D

Floor Area - 1373.00 sq ft



This home is the perfect family abode, built only three years ago and situated in the quaint moorland village of Darite. The property is one of seven in an exclusive and peaceful development, built to exceptional standards by Champion Groundworks Ltd. The property benefits from a Professional Consultants Certificate Warranty, ensuring the highest level of quality.

Inside, the home has been immaculately maintained and boasts full double glazing and oil-fired central heating, coupled with Solar technology. Additionally, the property boasts its private borehole water supply, which serves all seven properties on the estate. The generous accommodation extends to approximately 1373 sq ft (inc garage) and comprises a beautiful Dual Aspect Sitting/Dining room that opens to the Conservatory, 12' Kitchen/Breakfast Room, Reception Hall, Cloakroom/WC, 13' Master Bedroom with En-suite Shower Room, three more generously proportioned bedrooms, and a Family Bathroom.

Outside, the driveway provides ample off-road parking and leads to the garage. The south west-facing garden is the perfect place to relax, backing onto open fields with a private patio and lawn. The estate's shared road, common areas, and borehole water supply will be managed by the management company, with an annual charge of around £500.





GUIDE PRICE £475,000 - £495,000. The small and exclusive development of Polwrath Close is located on the southern foothills of Bodmin Moor, where you'll find scenic beauty and an abundance of wildlife. It's a wonderful setting with stunning views over the beautiful countryside of South East Cornwall. The area of Darite is also known for being an Area of Great Landscape Value. For nature enthusiasts, the wide expanse of Bodmin Moor, including notable features such as The Cheesewring Tor and the Hurlers, is within walking distance, with open moorland accessible about 0.5 mile (approx) from the property.

If you're looking for amenities, the nearby villages of St Cleer, Darite, and Pensilva have public houses, primary schools, churches, and a farm shop/cafe at Horizon Farm in Tremar. If you need more options, the town of Liskeard is nearby and provides access to a range of amenities. It also has a mainline railway station, offering a convenient transport link to destinations including Plymouth and London Paddington (approximately 3 hours away).

Speaking of Plymouth, it's easily accessible and has a lot to offer. The city boasts a comprehensive range of premier retail outlets, entertainment venues, and dining establishments. It's famous for its historic waterside areas, namely The Hoe and the Barbican, which provide a charming backdrop to the city.

If you're a golf enthusiast, the renowned St Mellion International Golf Resort is within easy driving distance. And for those who enjoy the coast, the South Cornish Coast at Whitsand Bay is also easily accessible by car.

Overall, the area surrounding Polwrath Close offers a harmonious blend of natural beauty, amenities, and leisure opportunities, making it an attractive location to live.





Darite, Nr Liskeard





Darite

Approximate Area = 1373 sq ft / 127.5 sq m (includes garage)

For identification only - Not to scale

Directions To Property

What3Words: animator.scorpions.deluded

Sat Nav: PL14 6FQ

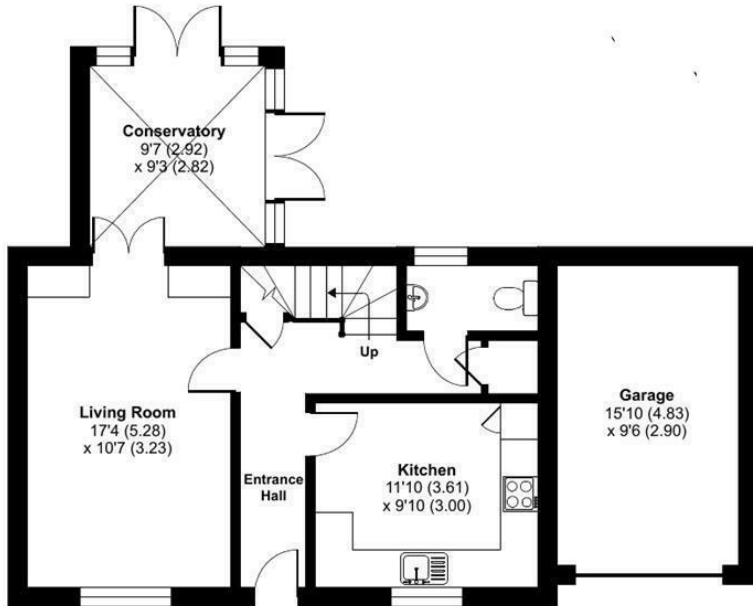
Contact Us

Sarah Trivett on
07512 489377

Email: stivett@millerson.com

www.millerson.com

Valuation Request



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

