



 Millerson
Select

Valderrama
NR LISKEARD

£625,000

NR LISKEARD

VALDERRAMA

- RARE OPPORTUNITY
- SPACIOUS & FLEXIBLE ACCOMMODATION
- FAR REACHING VIEWS
- 0.8 ACRE PADDOCK
- STABLE & TACK ROOM
- EPC RATING - C69

This Moorland Versatile Home is a delightful, spacious property with five comfortable double bedrooms and four bathrooms. The property has large windows that bathe the living spaces in natural light with stunning far reaching views over the countryside.

The immaculately presented and adaptable accommodation has been sympathetically extended so that the majority of rooms in the house benefit from the outstanding views. The surrounding moorland is stunning and provides some dramatic and breath-taking views. As the sun sets over the countryside, it casts a beautiful glow over the fields and moors beyond.

The property may suit housing a dependant relative or offer possibilities for bed and breakfast. Other notable features include a balcony running the length of the house and incorporating an outdoor hot tub. Outside there are attractive gardens which drop down to a paddock with a stable building/barn. There is a garage and hard standing for one vehicle. The property sits in grounds totally approximately one acre.







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LOCATION

This property is located in the small village of Darite on the southern fringes of the Bodmin Moor Area of Outstanding Natural Beauty. Darite offers facilities including a post office that visits the village once a week, primary school and village hall and there is a popular public house in the nearby village of Crows Nest. There is outlying from the property onto the Moor. Liskeard lies approximately three miles to the south providing a good range of day to day facilities including out of town superstore, hospital and health centre, sports leisure complex and specialist shopping amongst the old narrow streets of this ancient market town.

The major department stores and outlets for most national retailers are located in Plymouth which is approximately 20 miles away and also provides international ferry services, mainline railway station, national marine aquarium, cinema complexes and Theatre Royal among other facilities.

The south coast is also easily accessible with sailing facilities from Plymouth and the fishing harbour at Looe along with beaches at Seaton and Whitsand Bay. As mentioned the wilds of Bodmin Moor are easily accessible providing beautiful walking and riding country along with Colliford and Sibleyback lakes providing water sports and recreation facilities.

Steps lead down to an obscure double glazed door into the:

HALLWAY

Two staircases down to the ground floor. Doors to

living accommodation. Cupboard housing meters. Cloaks cupboard. Access to loft. Radiator.

LIVING/DINING ROOM

36'6 x 11'10 extending 18'4

An imposing L-shaped south facing room with light and airy aspect provided by large double glazed windows and double glazed French doors onto a balcony and offering outstanding views over the surrounding countryside. There is an attractive granite and stone fireplace with solid wood over mantle containing adjacent shelves and with porthole window above. In-built feature wooden display cabinet with central shelves and cupboard and recess below and with accessible void behind. Four radiators. Television point. Obscure glazed door into:

CONSERVATORY

13'5 x 10'3

Again offering outstanding views over the Cornish countryside with double glazed doors onto the Balcony. Radiator.

Back into the Hallway, door to

KITCHEN

13'10 x 11'8 extending to 14'8

A dual aspect room offering the stunning views. An oil-fired Heritage range incorporating two ovens provides hot water and heating for part of the property. There is a range of built-in wall and base units and roll top worksurfaces with part-tiled surrounds and sink and drainer with mixer tap above. Two integrated fridges. Built-in eye level Belling electric and grill. Four ring NEFF halogen hob. Integrated dishwasher. Part-tiled surrounds.

BEDROOM

9'7 x 8'5

uPVC double glazed window to side. Built-in wardrobe. Radiator. Door to



EN-SUITE SHOWER ROOM

Obscure uPVC double glazed window to front. Tiled double shower cubicle with electric Triton shower unit. Wall mounted wash hand basin. Low level WC. Part tiled walls. Radiator.

WC

Obscure uPVC double glazed window to front. Low level WC. Wall mounted wash hand basin.

There is a staircase down to the ground floor entered via a sliding door, and a further staircase at the far end of the Hallway also offers access to the ground floor.

OFFICE

9'6 x 6'6
Radiator.

UTILITY ROOM

9'6 x 6'4
Obscure double glazed door and double glazed window to front. Worcester oil-fired boiler providing central heating and water for part of the property. A range of cupboards and work surfaces. Space and plumbing for washing machine. Space for tumble dryer and fridge/freezer.

Steps lead down to:

GROUND FLOOR HALLWAY

Linen cupboard. Two uPVC double glazed windows to front. Two radiators. Doors off.

BEDROOM

11'7 x 11'2 max
Irregular shaped room. uPVC double glazed window overlooking the garden. Radiator.

FAMILY/JACK & JILL BATHROOM

13'3 x 10'5
Unusual shape. Two uPVC obscure double glazed windows to rear. Corner bath. 1200mm shower cubicle with Mira shower. Vanity wash hand basin with drawers under. Low level WC. Part-tiled walls. Storage cupboard. Pine door into

SAUNA

Obscure uPVC double glazed window to the rear. Wooden bench. Heating being provided by a FinnSauna Lagerholm stove.

PRINCIPAL BEDROOM

15'1 x 11'1 to front of wardrobes
uPVC double glazed window and sliding door to balcony. Built-in wardrobes. Radiator. Door to Jack and Jill bathroom.

BEDROOM

12'5 x 11'7
uPVC double glazed window to rear with views over the garden. Radiator. Door to secondary staircase. Door to

EN-SUITE

6'2 max x 4'10
uPVC porthole window to rear. Tiled shower cubicle with mains shower unit. Vanity wash hand basin with cupboard under. Low level WC

SECONDARY STAIRCASE HALL

Door to rear porch and door to ground floor living/reception room.

GROUND FLOOR LIVING/RECEPTION ROOM

11'8 x 11'8
uPVC double glazed window overlooking rear garden. Wall mounted electric fire. Radiator. Door to

BEDROOM

10'10 x 10'8
uPVC double glazed window to side. Radiator. Door to

EN-SUITE

9'0 x 6'1
1300mm tiled shower enclosure with a Mira electric shower unit. Vanity wash hand basin with surfaces and four cupboards under. Low level WC. Part tiled walls. Ladder style radiator.

From the Secondary Hall, door to

REAR PORCH

uPVC double glazed windows to rear and side. Obscure uPVC glazed door to Lower Balcony.

OUTSIDE

Valderrama is set back from a no through road with the garage and parking area to one side and steps leading down to a small patio area with enclosed beds and further steps down to the front door.

There is an iron gate to one side and steps down to the utility room and the side of the house. The majority of the grounds are south facing and lie beneath an attractive Balcony which runs the length of the house and incorporates railings. There is a hot tub with steps leading to the main bedroom. Two small raised beds and a drying area and the gardens can be accessed by a set of attractive circular stone steps.

At the bottom of a further flight of steps can be found the Cellar, a very useful storage area which opens out into a workshop and also houses the pumps and workings for the hot tub and incorporates power and light.

Outside there is a further lawn area with a range of trees and shrubs and steps down to a greenhouse.

A right of way leads down an adjoining lane giving access to the paddock and stables to drive entered by a five bar gate.

DETACHED GARAGE

15'9 10'1
Wooden up and over door. uPVC double glazed window to rear. Power and light. Inspection style pit which housing the oil tank. Side door to Driveway.

PADDOCK

Approximately 0.8 of an acre with traditional hedge boundaries.

STABLE

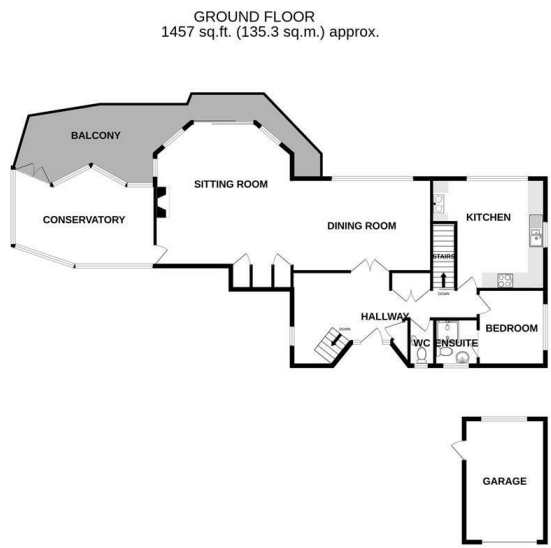
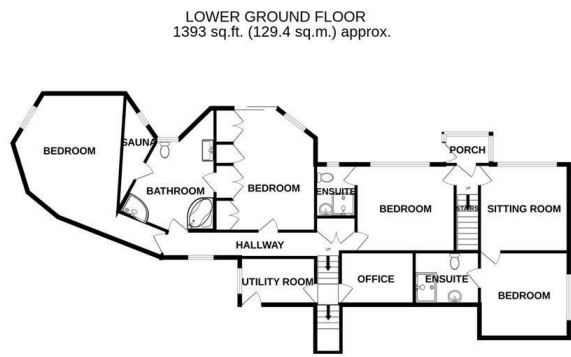
24'10 x 9'6
With room for tack room.

SERVICES

Mains electricity and water. Private drainage.

COUNCIL TAX

Band E - As verified by a valuation website.



TOTAL FLOOR AREA : 2849 sq.ft. (264.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	69	
(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	

TO ARRANGE A VIEWING PLEASE CONTACT

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