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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

THE WILDINGS SUNGIRT LANE, LISKEARD, PL14 3PA

OFFERS IN EXCESS OF £525,000





STUNNING NEW HOME - An exciting opportunity to purchase a beautiful new home **READY FOR IMMEDIATE OCCUPATION** with sheltered courtyard gardens and a natural south facing woodland aspect, conveniently positioned on the edge of this popular town. About 2169 sq ft, Porch, 28' Open Plan Living Room/Kitchen, 27' Sitting Room, Luxury Principal Bedroom with Dressing Room and Ensuite Shower Room, 3 Further Double Bedrooms, Family Bath/Shower Room, Brick Paved Driveway, Garage with Laundry and Plant, Sheltered Courtyard Gardens.

TOWN CENTRE 0.5 MILE, LOOE AND THE BEACHES 11 MILES, SALTASH 18 MILES, PLYMOUTH 24 MILES, FOWEY 16 MILES



LOCATION

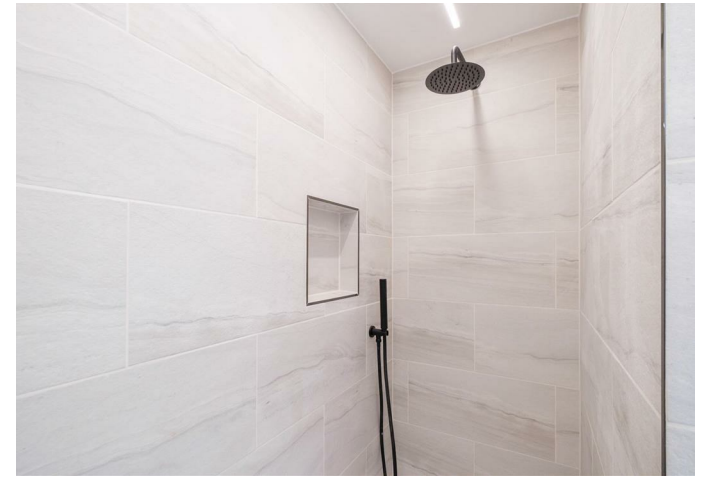
The Wildings is situated in a traffic free position close to the end of Sungirt Lane. This is a leafy residential setting comprising a small number of individual detached houses only 0.5 mile from the town centre or just 1 mile to the mainline railway station, this combined with straightforward access to the A38 enables an easy commute to the major cities of Plymouth, Truro and Exeter.

The ancient stannary town of Liskeard with it's notable town centre architecture, offers the usual amenities including a hospital together with a range of shopping, educational and recreational facilities. The town of Saltash (12 miles) has a Waitrose store on its northern outskirts and long frontage to the tidal River Tamar with moorings (subject to availability) and a public slipway. Golf is available at Bindown, near Looe, also with a spectacular waterside course at Portwrinkle and at St Mellion International Resort with its leisure facilities.

The wide expanse and beaches of Whitsand Bay are within easy driving distance, providing opportunities for boating, sea fishing and other water sports. The City of Plymouth has an excellent shopping centre set against the historic waterside areas of The Barbican and Hoe.

In addition the southern foothills of Bodmin Moor and many places of immense natural beauty and historical interest lie a short distance away providing boundless leisure opportunities.







DESCRIPTION

A superb opportunity to purchase a beautiful and recently completed new home. The property benefits from a 10 year warranty, UPVC double glazing, coloured render and Bristol blue brick elevations and an air source heat pump with underfloor heating with excellent levels of insulation providing an energy performance rating of TBC.

The accommodation extends to about 2169 sq ft over three floors and briefly comprises - GROUND FLOOR - Porch - 28' Dual Aspect and Open Plan Living Room/Kitchen with Juliet Balcony - Cloakroom/WC - Integral Garage with Plant/Laundry Area and electric door - LOWER GROUND FLOOR - 513 sq ft Sitting Room with wood burner and French doors to further terrace - FIRST FLOOR - 22' Principal Bedroom with Luxurious Ensuite Shower Room/WC - 3 Further Double Bedrooms - Luxurious Family Bath/Shower Room.

Further specification includes a quality kitchen by Simply Kitchens with quartz worksurface and AEG appliances, smart control for the heating and Vado ironmongery.

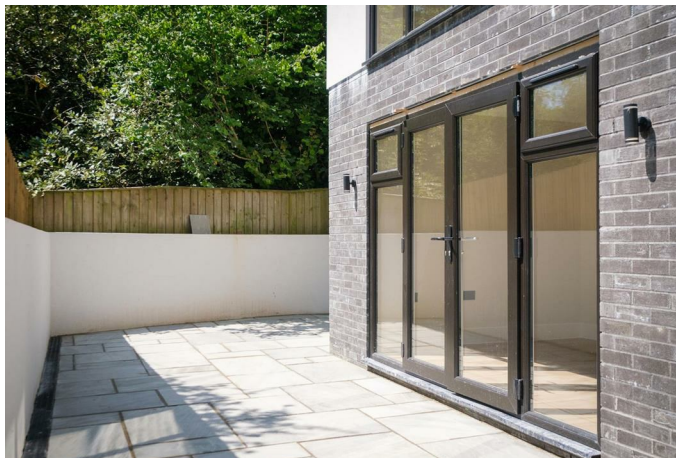
OUTSIDE

A brick paved driveway provides parking for 2/3 cars and leads to the integral garage with laundry and plant area. The remainder of the outside space will comprise sheltered paved courtyards providing a low maintenance environment and perfect for alfresco dining and entertaining.

EPC RATING - ?, COUNCIL TAX BAND - TBA

DIRECTIONS

Using Sat Nav - Postcode PL14 3PA before dropping down into Lower Sungirt Carpark turn left (in fact straight on) continuing on Sungirt Lane and the property will be found after about 250 yards on the right.



The Wildings, Liskeard

Approximate Gross Internal Area = 201.5 sq m / 2169 sq ft
(Including Garage)

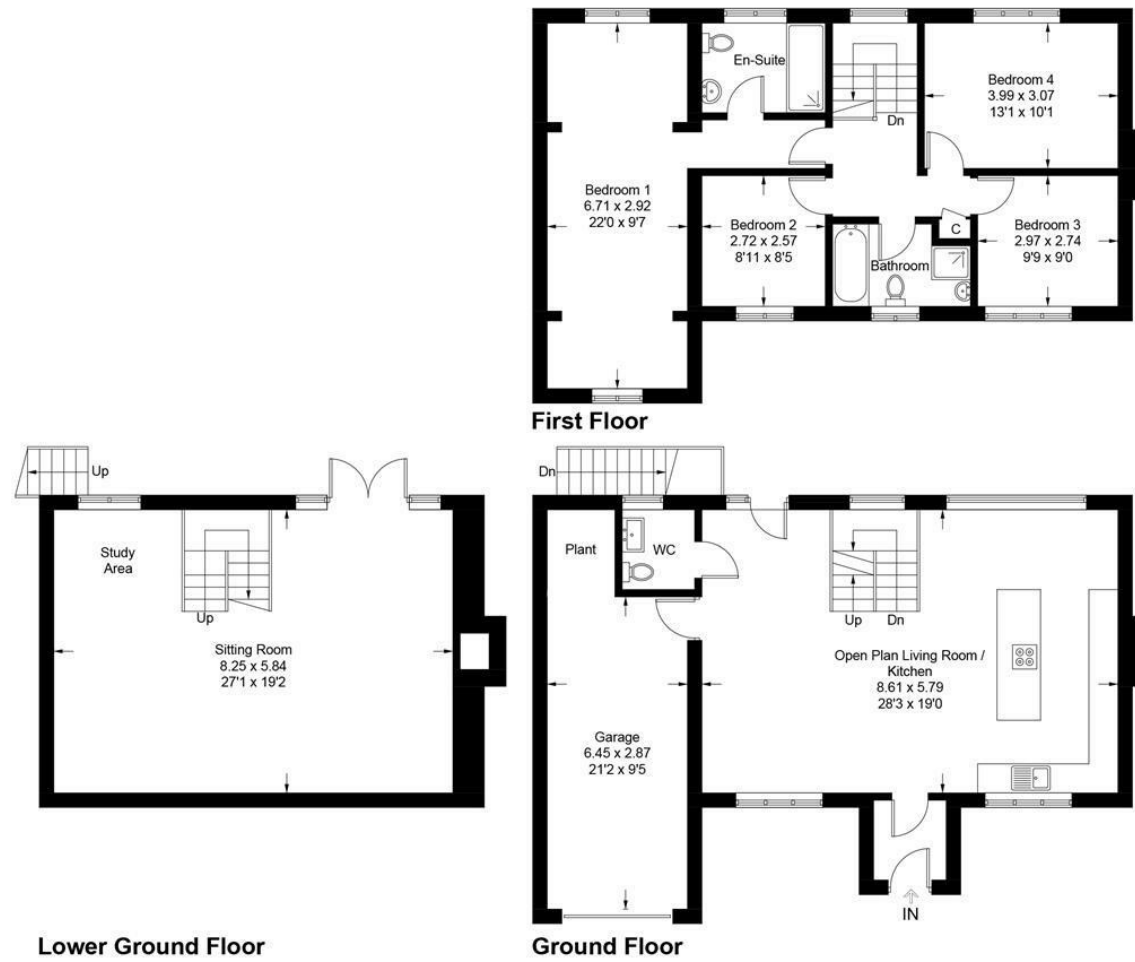


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These particulars should not be relied upon.