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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

1 GWEL AN FOW REDGATE, LISKEARD, PL14 6RU

GUIDE PRICE £495,000

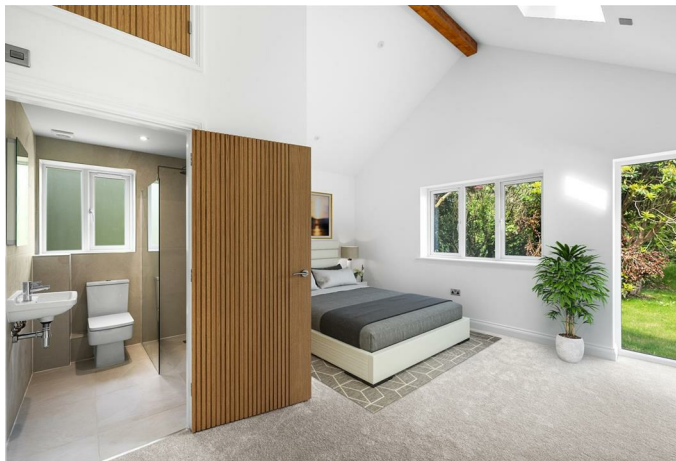






Only 400 yards from the ancient woodland of the Golitha Falls National Nature Reserve, a stunning and luxurious south facing new home offering spacious family accommodation with vaulted ceilings in a prized rural setting on the foothills of Bodmin Moor. About 1534 sq ft, 32' O/P Living Room/Kitchen, 4 Double Bedrooms (1 Ensuite), Family Bathroom, Brick Paved Drive, Level Lawn, Lovely Rural Views. READY FOR IMMEDIATE OCCUPATION.

ST CLEER 1.5 MILES, LISKEARD 4 MILES, LOOE & SOUTH COAST 11 MILES, LAUNCESTON 18 MILES, NORTH CORNISH COAST 25 MILES, EXETER 60 MILES





## LOCATION

The tiny rural hamlet of Redgate lies in an enviable setting on the southern foothills of Bodmin Moor, this setting is awash with scenic beauty and an abundance of wildlife. The Golitha Falls National Nature Reserve lies only 400 yards walk and provides a wonderful natural amenity with walks through ancient woodland and along the riverside pathways of the River Fowey with the river cascading over granite boulders into plunge pools. From the property one can observe stunning views over the beautiful countryside of South East Cornwall.

Bodmin Moor has been designated an International Dark Sky Landscape with recent light readings showing the quality of the night sky over the moor as among the best in the world, Plot 1 lies within this designated area and is also in an Area of Outstanding Natural Beauty. The wide expanse of Bodmin Moor is easily accessible and provides excellent opportunities for equestrians and those with outdoor interests.

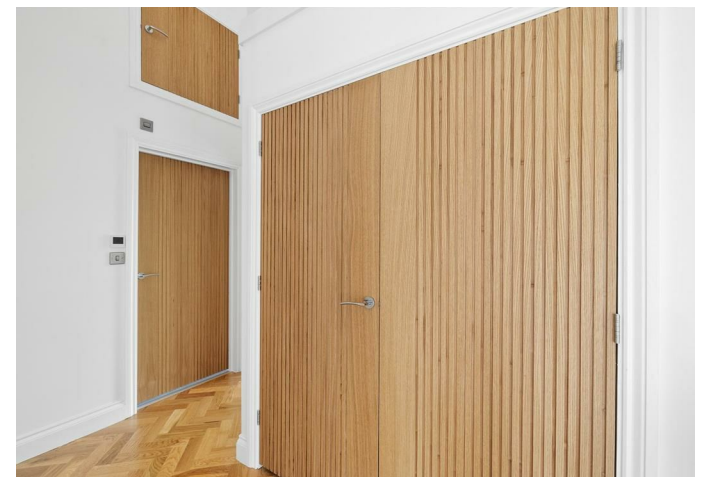
The nearby villages of St Cleer, Darite and Pensilva provides amenities including primary schools, churches and a farm shop at Horizon Farm, Tremar. Liskeard provides access to a substantial array of amenities including a main line railway station (Plymouth to London Paddington 3 hours).

The University city of Plymouth is easily accessible and boasts a comprehensive range of premier retail outlets, entertainment and dining establishments set against the back drop of the historic waterside areas of The Hoe and the Barbican.

In addition the renowned St Mellion International Golf Resort and the South Cornish Coast at Whitsand Bay is within easy driving distance. The wide expanse of Bodmin Moor with notable features including The Cheesewring and the Hurlers are within walking distance, with open moorland accessible only 0.5 mile from the property. Nearby Siblyback Reservoir provides various leisure opportunities including walking trails and fishing.









#### DESCRIPTION

1 Gwel An Fow comprises a superb new home, recently completed to a luxurious standard and forming part of a small and exclusive development of just three (including this) similar dwellings. The property has handsome granite faced elevations and benefits from full double glazing together with air source heat pump and underfloor heating, this coupled with high levels of insulation provides an energy rating of C.

Constructed by a reputable local developer the property benefits from a 6 year Professional Consultants Certificate and features include - high quality fitted kitchen, Roofart galvanised steel guttering and downpipes, parquet engineered oak flooring, AEG appliances, Quooker tap and fitted bedroom carpets,

The accommodation extends to about 1534 sq ft and briefly comprises - Spacious Reception Hall - 32' Open Plan Living Room/Kitchen - a fabulous dual aspect family room with 17' high vaulted ceiling with exposed roof trusses and 16' wide folding doors providing a seamless transition with the garden - 16' Principal Bedroom with cantilevered window feature and Ensuite Wetroom Shower/WC - 3 Further Double Bedrooms - Family Bathroom - Laundry/Plant Cupboard.

#### OUTSIDE

A private brick paved drive provides ample parking. The gardens are level and lawned forming a blank canvas to provide wonderful outside space for the creative gardener.

EPC RATING - C, COUNCIL TAX BAND - E

Mains water and electricity. Newly installed private drainage shared between the three properties of this development. Fibre to the property.

#### DIRECTIONS

Using Sat Nav - Postcode PL14 6RU





# New Home, Redgate

Approximate Gross Internal Area = 142.5 sq m / 1534 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1090646)

These particulars should not be relied upon.