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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

# SNOWDON HOUSE, SHUTE LANE, PENSILVA, LISKEARD, PL14 5QE

£400,000







SOLD - Scott Parry Associates are pleased to report another successful sale - AN INDIVIDUAL NEW HOME OF QUALITY - AVAILABLE NOW!! - About 1395 sq ft, Reception Hall, Dual Aspect Sitting Room, Kitchen/Dining Room, Laundry, 4 Double Bedrooms (2 Ensuite Shower Rooms), Family Bathroom, Driveway Parking, Extensive South Facing Patio, Gardens.

OPEN MOORLAND 1 MILE, LISKEARD (A38) 5 MILES, LAUNCESTON (A30) 12 MILES, TAVISTOCK 15 MILES, LOOE AND THE BEACH 14 MILES



## LOCATION

Occupying a most enviable and tranquil setting awash with scenic beauty and an abundance of wildlife, Snowdon House is quietly situated within walking distance (350 yards) from the centre of the village of Pensilva and conveniently positioned between the historic market towns of Liskeard and Callington.

The village of Pensilva is well served by a large shop and post office catering for most day to day needs together with a farm shop and cafe. In addition, there is a health centre, primary school (rated "good" by Ofsted), church and leisure/community centre.

Liskeard provides access to a substantial array of amenities including a mainline railway station (London Paddington 3½ hours), supermarkets, banks, hospital, secondary education, gym and swimming facilities, as does the classic West Country market town of Tavistock, which also boasts notable boutiques and delicatessens together with independent schools. The university city of Plymouth is easily accessible via Saltash and the Tamar Bridge, with Saltash having a Waitrose store on its northern outskirts. Plymouth boasts a comprehensive range of premier retail outlets, entertainment and dining establishments set against the stunning and historic waterside areas of the Barbican and Hoe.

In addition, the renowned St Mellion International Golf Resort lies about 9 miles away and the fabulous bathing waters of Looe Bay and Whitsand Bay lie 14 miles to the south. The wide expanse of Bodmin Moor with notable features including The Cheesewring and the Hurlers are within walking distance, with open moorland accessible only 1 mile from the property and providing truly boundless outdoor leisure opportunities with an abundance of observable natural flora and fauna. Nearby Sibbyback Reservoir provides various leisure opportunities including walking trails and fishing.



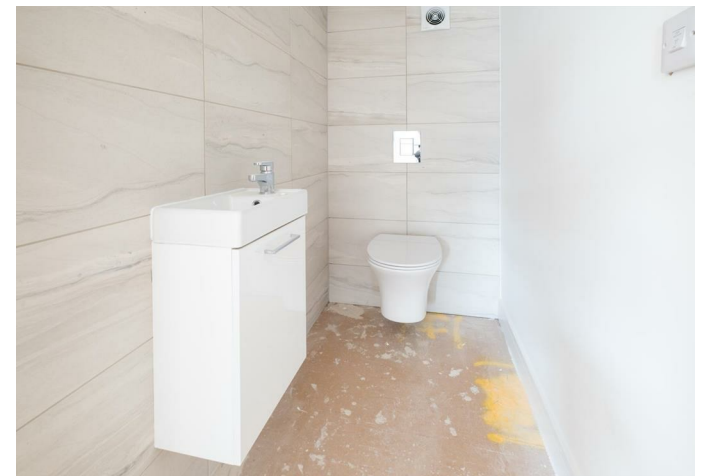
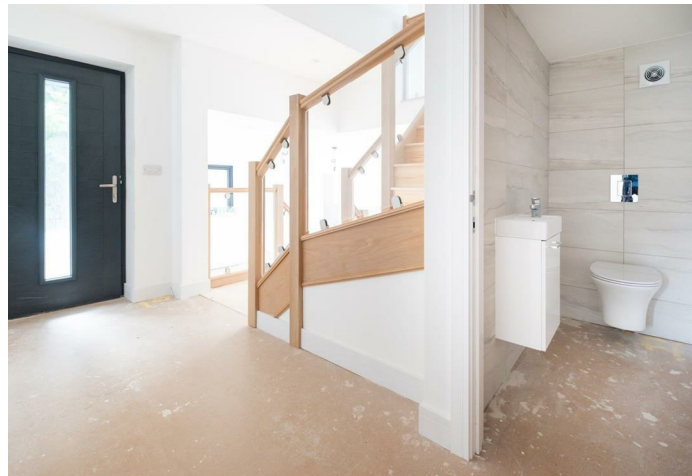
## DESCRIPTION

Snowdon House comprises a detached new home nearing completion.

The accommodation extends to about 1395 acres and briefly comprises - GROUND FLOOR - Reception Hall with Cloakroom/WC off - Fabulous Dual Aspect and Open Plan Living Room/Kitchen with two sets of bifold doors to 200 sq ft Porcelain Tiled and South facing Terrace - Double Bedroom with Ensuite Shower Room/WC - FIRST FLOOR - Principal Bedroom with Ensuite Shower/WC - 2 Further Double Bedrooms - Family Bath/Shower Room.









## OUTSIDE

The property is approached over a driveway providing parking for four cars. The garden will be turfed with ample space for the creation of flower and shrub beds. Running along the south side of the house there will be a porcelain paved patio measuring about 8' wide and 26' long providing fabulous entertaining space.

## SPECIFICATION

The property has been designed to reflect the traditional village/country environment with vertical slate hanging and stone clad feature, this fabulous new home will have quality fixtures and fittings and provide a comfortable living environment - the specification includes the following features - quality fitted kitchen (purchaser can choose) with Neff Hob and Oven, oak doors, Air Source Heat Pump with underfloor heating on the ground floor, hot and cold outside water taps, Mains Water and Drainage. The property will be sold with the benefit of a 6 year Professional Consultants Certificate.

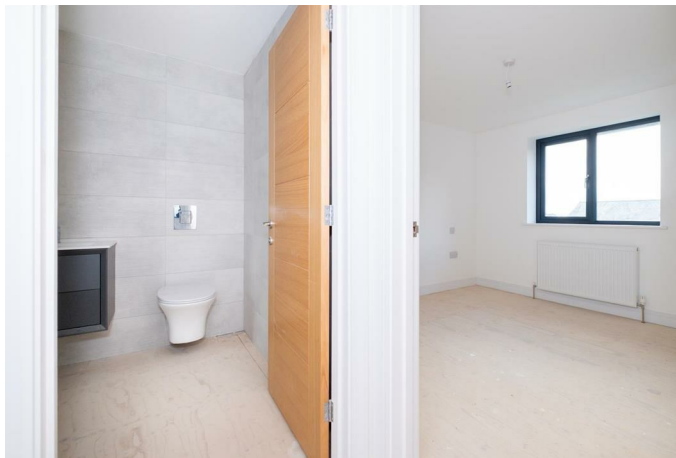
Early purchasers may have some influence over the final specification/finish, additional costs may be incurred where a buyer wishes to increase the level of specification. The specification is for guidance only and the developer reserves the right to make changes. Some of the images are digitally dressed to provide context.

When referring to the south elevation drawing please note that the right hand window has been replaced with a second set of folding doors.

EPC RATING - TBC, COUNCIL TAX BAND - TBC

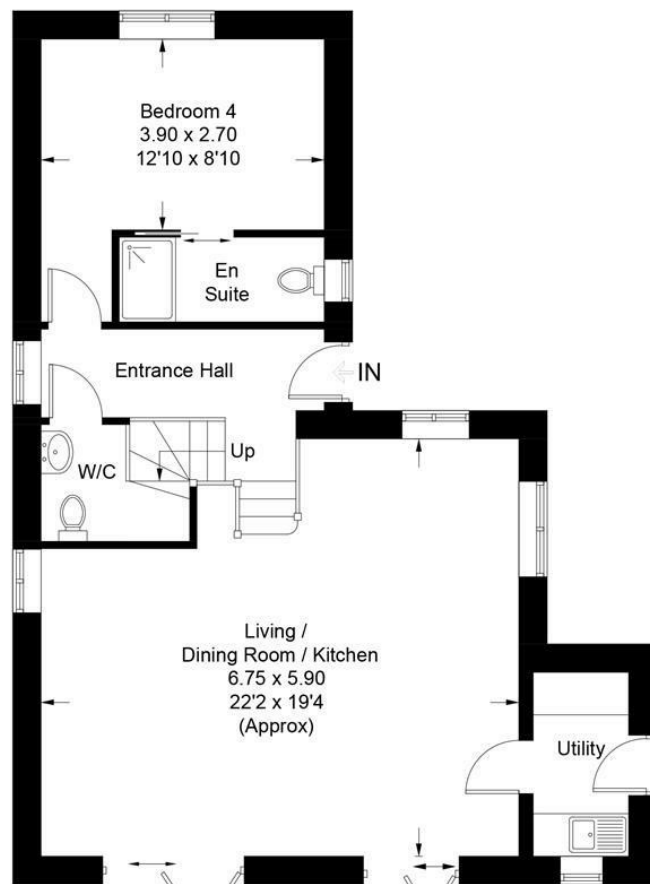
## DIRECTIONS

Using Sat Nav - Postcode PL14 5QE - the property will be found on the right hand side.

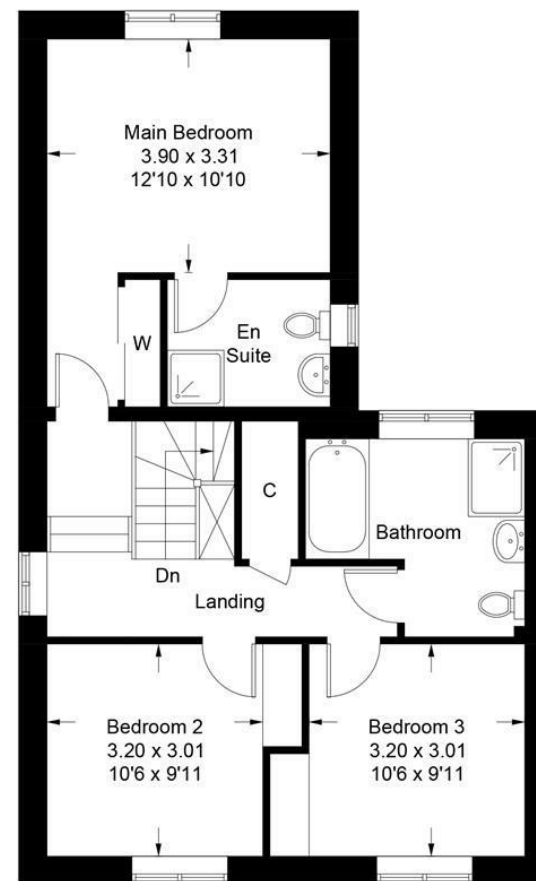


# Snowdon House, Pensilva

Approximate Gross Internal Area = 129.6 sq m / 1395 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1045351)

These particulars should not be relied upon.