



# Hollies

Caradon View, St. Cleer, Liskeard, Cornwall, PL14 5DW



## *Hollies*

Caradon View, St. Cleer, Liskeard, PL14 5DW

Guide Price £375,000-£400,000

Well presented four bedroom detached property

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Situated within the popular moorland village of St. Cleer

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Substantial block paved driveway offering parking for multiple vehicles

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Boasting spacious living accommodation throughout

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## Description

Situated in the sought-after village of St Cleer, this beautifully presented four-bedroom detached property offers spacious and versatile accommodation.

The property is arranged over two floors, featuring two well-proportioned bedrooms on the ground floor, perfect for flexible living or multi-generational use. The heart of the home is a modern kitchen, fitted with contemporary units and ample worktop space, ideal for both everyday living and entertaining. The spacious living room is a real highlight, offering a warm and inviting atmosphere with a charming wood burner.

To the first floor, there are two further bedrooms, providing comfortable accommodation, making excellent use of the dormer design which typically allows additional headroom and usable storage space within the eaves.

Externally, the property benefits from a generous garden, offering plenty of space for outdoor dining, gardening, or family enjoyment. The garden provides a lovely setting to relax and enjoy the surrounding Cornish countryside.



## Accommodation

Entrance via composite door with obscure glazed panelling insets opening into:-

### Hallway

uPVC double glazed window to the front elevation, doors off to ground floor rooms, stairs rising to first floor with storage cupboard below, coving to ceiling, radiator.

### Bedroom/Office

uPVC double glazed window to the front elevation, radiator, coving to ceiling.

### Cloakroom

Low-level W.C, wash hand basin with individual taps over, coving to ceiling.

### Bedroom

uPVC double glazed window to the rear elevation, radiator, coving to ceiling.

### Kitchen/Dining Room

uPVC double glazed window to the front elevation and uPVC double doors with double glazed panelling insets opening onto rear garden, a range of fitted wall and base units with Quartz worktops over incorporating a composite sink with mixer tap over, integrated double oven, integrated four ring induction hob with extractor fan over, integrated washing machine, space for American style fridge freezer, coving to ceiling, radiator.

### Living Room

uPVC double glazed window to the front elevation, woodburning stove with slate hearth, brick surround and wooden mantle over, television point, radiator, coving to ceiling.



## Accommodation—First Floor

Wooden Velux skylight to ceiling, doors off to first floor rooms, access to attic via loft touch, built-in storage cupboard.

### Bedroom

uPVC double glazed window to the front elevation and wooden Velux skylight to ceiling, built-in storage cupboard, radiator, television point, door leading into:-

### Dressing Room

Velux skylight to ceiling, built in wardrobes and drawers, radiator.

### Bathroom

Wooden Velux skylight to ceiling, low-level W.C, wash hand basin with mixer tap over, corner bath with panelled surround and mixer tap with tiled splashback, corner shower cubicle with mixer shower tap, glazed shower screen door and floor to ceiling tiling, chrome heated towel radiator.

### Bedroom

Dual aspect having uPVC double glazed windows to both the front and side elevations, radiator, television point, door leading into:-

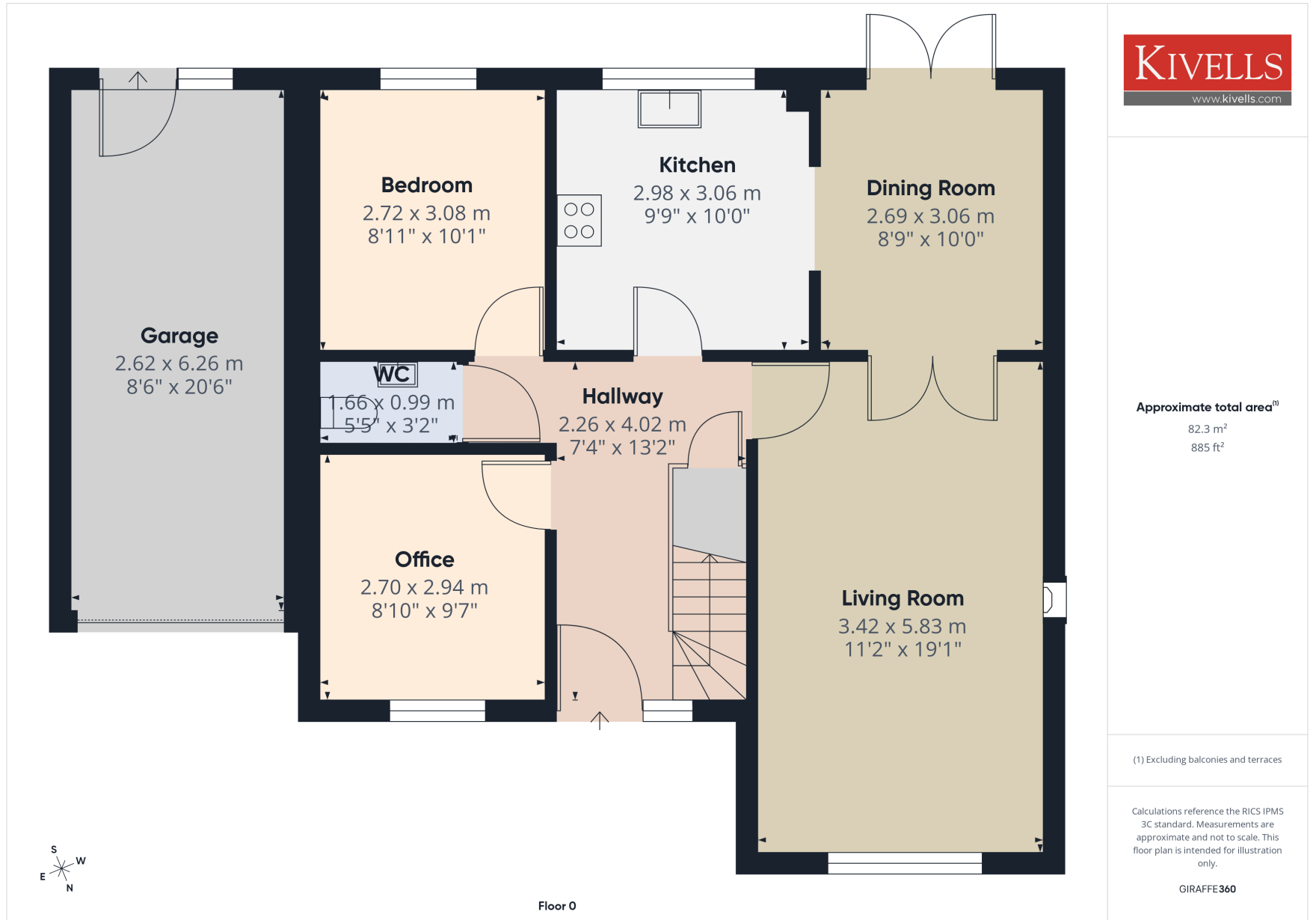
### Ensuite Shower Room

Wooden Velux skylight to ceiling, low-level W.C, wash hand basin with mixer tap over and tiled splashback, corner shower

cubicle with mixer shower tap, glazed shower screen door and floor to ceiling tiling, chrome heated towel radiator, storage cupboard.



Floor Plan



Floor Plan





## Outside

To the front elevation, the property is approached via a substantial block paved driveway offering convenient parking for multiple vehicles.

The rear garden is of generous size, with steps leading to the large lawned area offering an excellent family space.

Adjoining the lawn is a decked seating area, ideal for outdoor dining and entertaining while a selection of raised beds provide an attractive feature for planting and gardening enthusiasts.



### Garage

Up and over garage door with uPVC door accessing the rear garden. Boasting power, lighting and water.

## Services

Mains electricity, water, drainage & oil fired central heating.

 EE Rating - C

 Council Tax Band - D

 Directions

What3Words - blows.organisms.takeover

 Virtual Tour

<https://tour.giraffe360.com/70ef3a2982df415a90a44632024a6864>

Scan for Material Information



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