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NEW HOUSE QUARRY ROAD, PENSILVA, LISKEARD, CORNWALL, PL14 5NR

£595,000

A STYLISH AND INDIVIDUAL NEW HOME OF QUALITY IN A PRIZED EDGE OF VILLAGE SETTING - COMPLETION DUE LATE SUMMER 2026 - About 2336 sq ft, Sitting Room, 32' Open Plan Kitchen/Dining/Family Room, Laundry, Cloaks/WC, Study/Bed 5, 4 Double Bedrooms (2 Ensuite), Family Bathroom, Driveway Parking, Large Integral Garage, Solar PV, EV Point, Generous 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, this stunning new home is quietly situated within walking distance (450 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 Siblyback Reservoir provides various leisure opportunities including walking trails and fishing.

DESCRIPTION
The property comprises a detached new home quietly situated and with a south west aspect. Currently under construction with completion due late Summer 2026. The property is being developed by a local builder with a strong reputation for delivering quality new homes. An early buyer may have some influence over the fixtures and fittings.

The accommodation extends to about 2336 sq ft (217 sqm) and briefly comprises - GROUND FLOOR - Reception Hall - 19' Sitting Room - 32' Open Plan Kitchen/Dining/Family Room - Study/Bed 5 - Laundry/Boot Room - Cloakroom/WC - Large Integral Garage - FIRST FLOOR - 18' Principal Bedroom with Ensuite Shower/WC - 3 Further Double Bedrooms (1 Ensuite) - Family Bathroom.

SPECIFICATION
The property has been designed to reflect the traditional village/country environment with timber weather boarding 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 (early 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, Solar PV, 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. Buyers may be required to pay a reservation fee. The specification is for guidance only and the developer reserves the right to make changes. The internal images used are cgi created from a previous development. The external image is cgi created from the planning drawing.

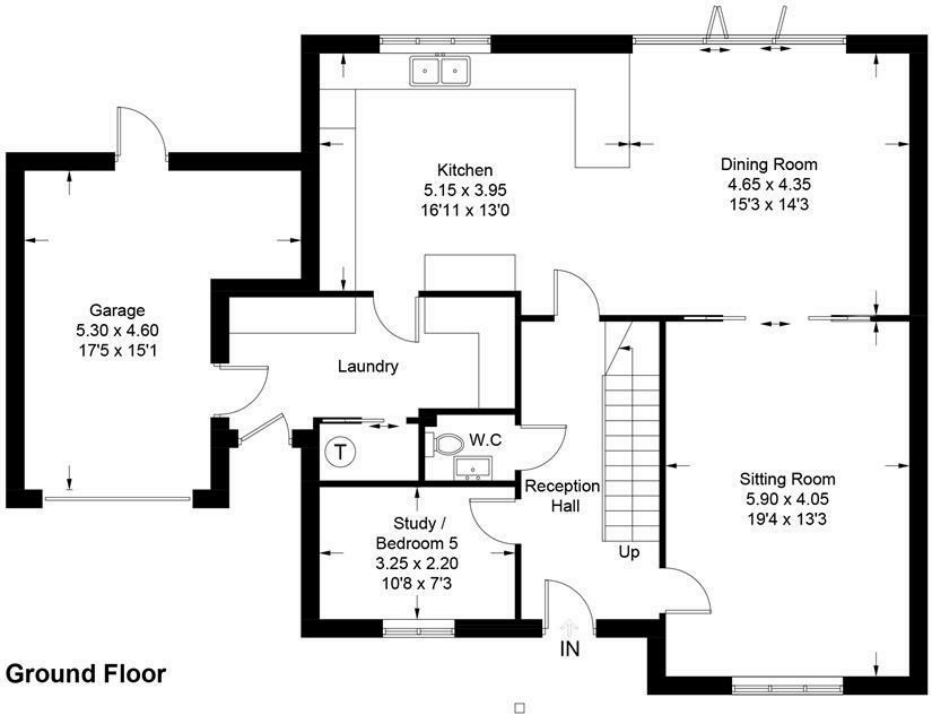
OUTSIDE
A private driveway provides ample parking and leads to the large integral garage/workshop. The gardens are generous and will be turfed/seeded with ample space for the creative gardener, our client will also create patio space off the kitchen/dining area. The plot backs onto open fields.

SAP RATING - C, COUNCIL TAX BAND - TBC
SERVICES - Mains water, electricity and drainage.

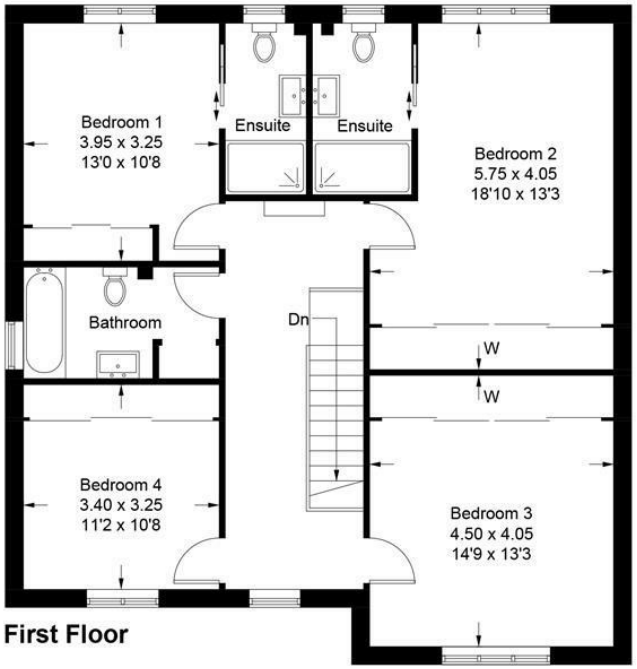
DIRECTIONS
Using Sat Nav - Postcode - PL14 5NR

New House, Pensilva

Approximate Gross Internal Area = 217.0 sq m / 2336 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1270516)

These particulars should not be relied upon.

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