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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

1 POLWRATH CLOSE, DARITE, LISKEARD, CORNWALL, PL14 5FQ

PRICE GUIDE £480,000





Set on the southern foothills of the romantic landscape of Bodmin Moor, a detached house in an exclusive setting on the edge of the village and with a fine westerly outlook over open countryside. About 1373 sq ft, Reception Hall, 17' Sitting Room, Conservatory, Kitchen/Breakfast Room, Cloaks/WC, 4 Bedrooms (1 Ensuite), Family Bathroom, Driveway Parking, Garage, Enclosed Rear Garden.

OPEN MOOR 1.5 MILE, LISKEARD 3 MILES, WHITSAND BAY 11 MILES, PLYMOUTH 22 MILES (all distances quoted approximate)



## LOCATION

The small and exclusive development of Polwrath Close lies in an enviable setting on the southern foothills of Bodmin Moor, this setting is awash with scenic beauty and an abundance of wildlife. 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, Darite lies within the 2 mile buffer zone of this designated area and is in an Area of Great Landscape Value. 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 public houses, 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 approximately 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 approximately 0.5 mile from the property. Nearby Siblyback Reservoir provides various leisure opportunities including walking trails and fishing.







#### DESCRIPTION

The property comprises a detached house set within a small and exclusive development of just seven homes in an enviable setting on the edge of the pretty moorland village of Darite. The property will be found to be immaculately presented inside and out and benefits from full double glazing and oil fired central heating supplemented by Solar Thermal providing an Energy Rating of B. The property benefits from a private borehole water supply (serving the 7 properties on the estate).

The accommodation extends to about 1373 sq ft (inc garage) and briefly comprises - GROUND FLOOR - Open Canopy Porch - Reception Hall - Cloakroom/WC - 17' Dual Aspect Sitting/Dining Room opening to the Conservatory with French doors to patio and garden - 12' Kitchen/Breakfast Room - FIRST FLOOR - 13' Master Bedroom with rural views and Ensuite Shower Room - 3 Further Generously Proportioned Bedrooms - Family Bathroom.

#### OUTSIDE

The driveway provides off road parking and leads to the garage. The south west facing garden backs onto open fields with patio and lawn. Garden Shed. The shared road, common areas and Borehole water are managed by the management company with a charge in the region of £500 PA.

EPC RATING - B, COUNCIL TAX BAND - D

#### DIRECTIONS

Using Sat Nav - Postcode PL14 5FQ

#### NOTE

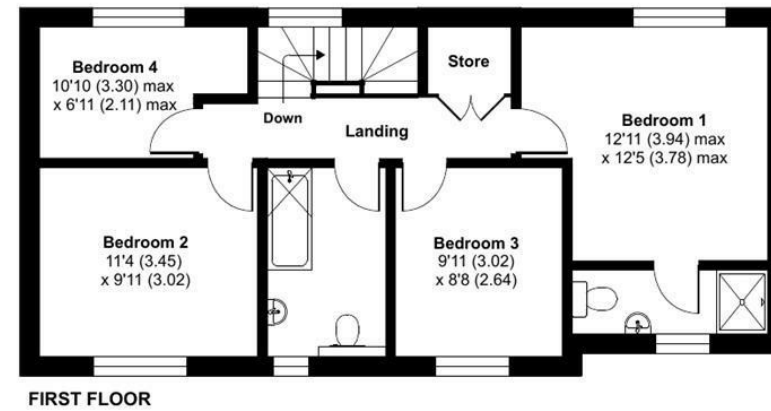
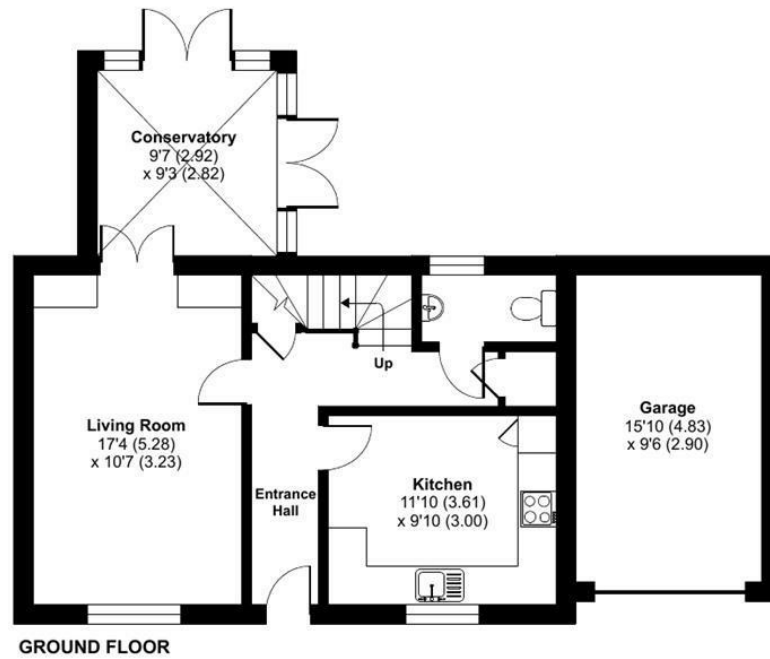
These particulars should not be relied upon.



# Polwrath Close, Darite, Liskeard, PL14

Approximate Area = 1373 sq ft / 127.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Scott Parry Associates. REF: 966069

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