





A deceptively spacious 3 bedroom detached dormer property set in a peaceful village location. The property offers driveway parking, a garage and gardens with two impressively spacious first floor bedrooms with the main bedroom en-suite.

The property also features a generous 7m main living room which is an impressive main reception room with patio doors to a decked area ideal for entertaining at the side. From here, doors lead into the open-plan kitchen and dining room which is another spacious room which again has doors out onto the decking. The ground floor also features from a spacious main hallway. The third bedroom is on the ground floor and could be used as a home office/hobbies room with an extra storage cupboard. A useful utility room with space for appliances.

On the first floor there are the two impressively sized bedrooms which both have fitted storage. One of the bedrooms has an en-suite shower room and there is also a main bathroom. The property has off-road parking at the front for a couple of vehicles side by side in front of the garage. There are established gardens at the front and side with a wide range of plants and shrubbery with a lawned area, the raised deck and a patio area in the corner.

There is a pathway that runs along the rear of the property with a back door into the garage and the access to the concealed gas tank.

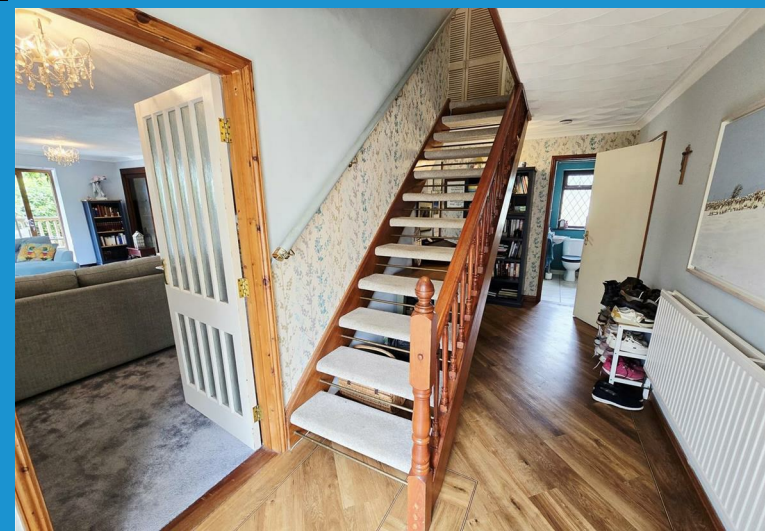


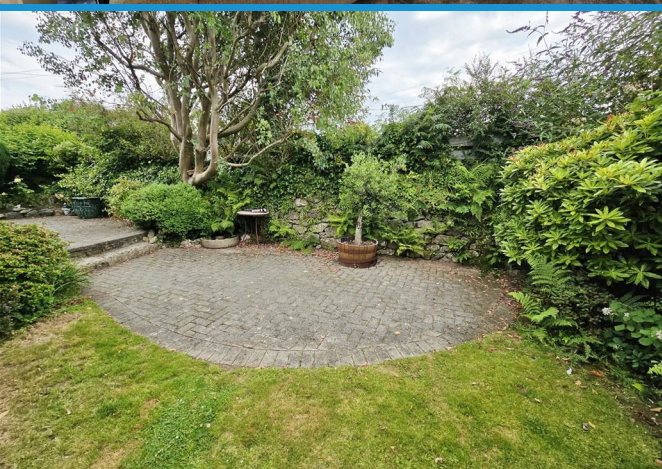
Situation

The pretty hamlet of Darite has a Primary School and a wider range of facilities are available at the nearby village of Pensilva, which is well served by a large shop and post office catering for most day to day needs, health centre, village pub, primary school, church and leisure/ community centre. Darite is on the edge of the Moors and has numerous lovely country walks alongside a local Public House in Crows Nest. The usual market town facilities can be found in nearby Liskeard including a wide range of shopping, educational and recreational facilities with a sports centre and main line railway station.

Directions

The postcode to the property is PL14 5JN.





Hallway

Cloakroom / WC

6'5" x 2'10" (1.98m x 0.88m)

Utility Room

7'7" x 6'5" (2.33m x 1.97m)

Kitchen / Dining Room

20'2" x 10'7" (6.17m x 3.25m)

Living Room

24'4" x 12'3" (7.42m x 3.74m)

3.74m extends to 4.59m

Bedroom / Home Office

15'6" x 9'5" (4.74m x 2.88m)

Cupboard

9'4" x 3'5" (2.87m x 1.06m)

Features Boiler

First Floor

Bedroom 1

17'4" x 13'5" (5.30m x 4.09m)

5.30m narrows to 4.21m

Bedroom 2

17'4" x 10'6" (5.30m x 3.21m)

5.30m narrows to 4.25m

3.21m extends to 4.95m

En-suite

10'9" x 4'10" (3.29m x 1.49m)

1.49m narrows to 0.85m

Bathroom

12'3" x 7'8" (3.74m x 2.34m)

Services

Mains Electricity, Water, Gas and

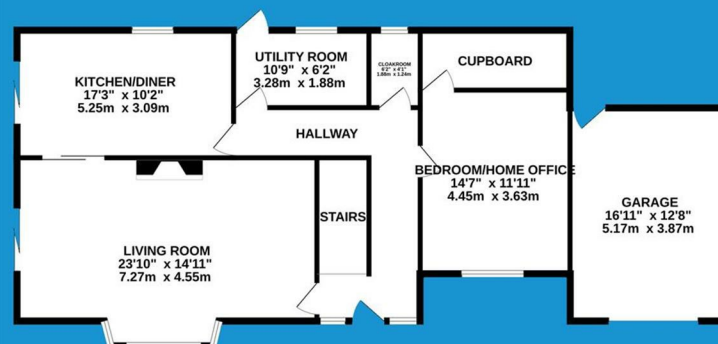
Drainage.

Central Heating Type - Propane Gas

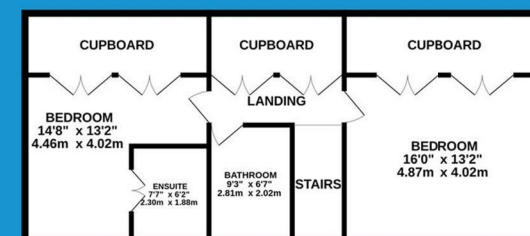
Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor





Seporot | Darite | Liskeard



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.