KIVELLS

Seporot

Darite, Liskeard, Cornwall



Seporot

Darite, Liskeard, Cornwall, PL14 5JN

Guide Price: £350,000 - £375,000

Well presented three bedroom detached residence

Deceptively spacious living accommodation over two floors

Off road parking for two vehicles

Single garage suitable for storage or further parking

Low maintenance enclosed gardens



Description

Situated in the picturesque and tranquil moorland village of Darite, this three-bedroom detached dormer bungalow offers spacious and adaptable accommodation arranged over two floors.

The property features a bright entrance hall that leads to a generously proportioned living room, providing an ideal space for relaxation or entertaining guests.

The well-appointed kitchen and dining area offer ample room for family meals and social gatherings, with large windows throughout the home ensuring an abundance of natural light.
Additional benefits include off-road parking and a single garage, providing secure storage and convenience.

With public transport links and picturesque moorland walks nearby, this property offers an excellent balance of rural tranquility and accessibility to local amenities, making it an attractive choice for families, professionals, or those seeking a quieter lifestyle.

A viewing of this property is highly recommended to appreciate what is on offer.



Accommodation

Entrance via uPVC door with double glazed panelling inset leading into:-

Hallway
Doors off to all ground floor rooms, radiator, stairs rising to the first floor, coving to ceiling.

Bedroom
Dual aspect having uPVC double glazed windows to the front and side elevations, radiator, coving to ceiling, built in storage cupboard.

W.C
Obscure uPVC double glazed window to the rear elevation, low-level W.C, wash hand basin with individual taps and tiled splashback, coving to ceiling.

Living Room
uPVC double glazed bay window to the front elevation, uPVC double glazed sliding doors leading to the side decked area, radiators, wooden beams to ceiling, electric feature fireplace, television point, coving to ceiling, wooden sliding doors leading into:-

Kitchen/ Dining Space
uPVC double glazed window to the rear elevation, uPVC double glazed sliding doors leading to the raised decked area, radiator, a range of fitted wall and base units with rolltop work surfaces over incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap over, space and plumbing for dishwasher, space for freestanding cooker with extractor fan over, space for freestanding American fridge freezer, coving to ceiling.

Utility Room
uPVC double glazed window to the rear elevation, obscure uPVC door with double glazed inset leading to the rear garden, a range of fitted wall and base units with rolltop work surfaces over incorporating a stainless steel sink and drainer with mixer tap over, under counter space and plumbing for washing machine, coving to ceiling.





First Floor

Doors off to all first floor rooms, built in eaves storage cupboards.

Bedroom
uPVC double glazed window to the front elevation, radiator, downlights, built in eaves storage cupboards, access into:-

En suite
Obscure uPVC double glazed window to the front elevation, pedestal wash hand basin with individual taps over, shower cubicle with mixer shower and glazed shower screen, low-level W.C, tiled floor to ceiling.

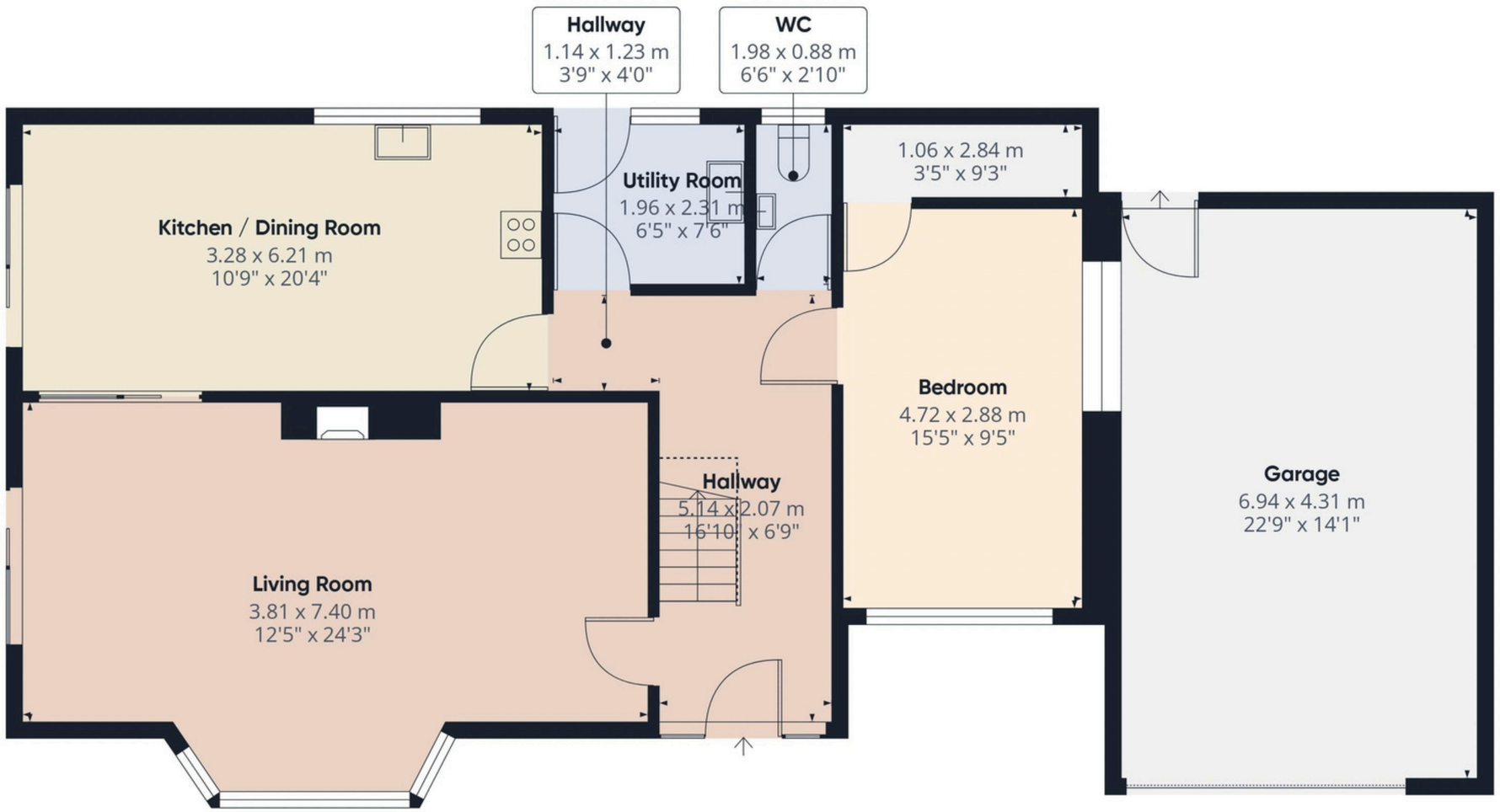
Bathroom
Obscure uPVC double glazed window to the front elevation, corner bath with mixer tap over, shower cubicle with a mixer shower and glazed shower screen, low-level W.C, pedestal wash hand basin with mixer tap over, tiled floor to ceiling, radiator, access to attic via loft hatch.



Bedroom
uPVC double glazed window to the front elevation, radiator, built-in wardrobes, television point, built in eaves storage.



Floor Plan



Floor 0

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Approximate total area(1)

115.9 m²

1248 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

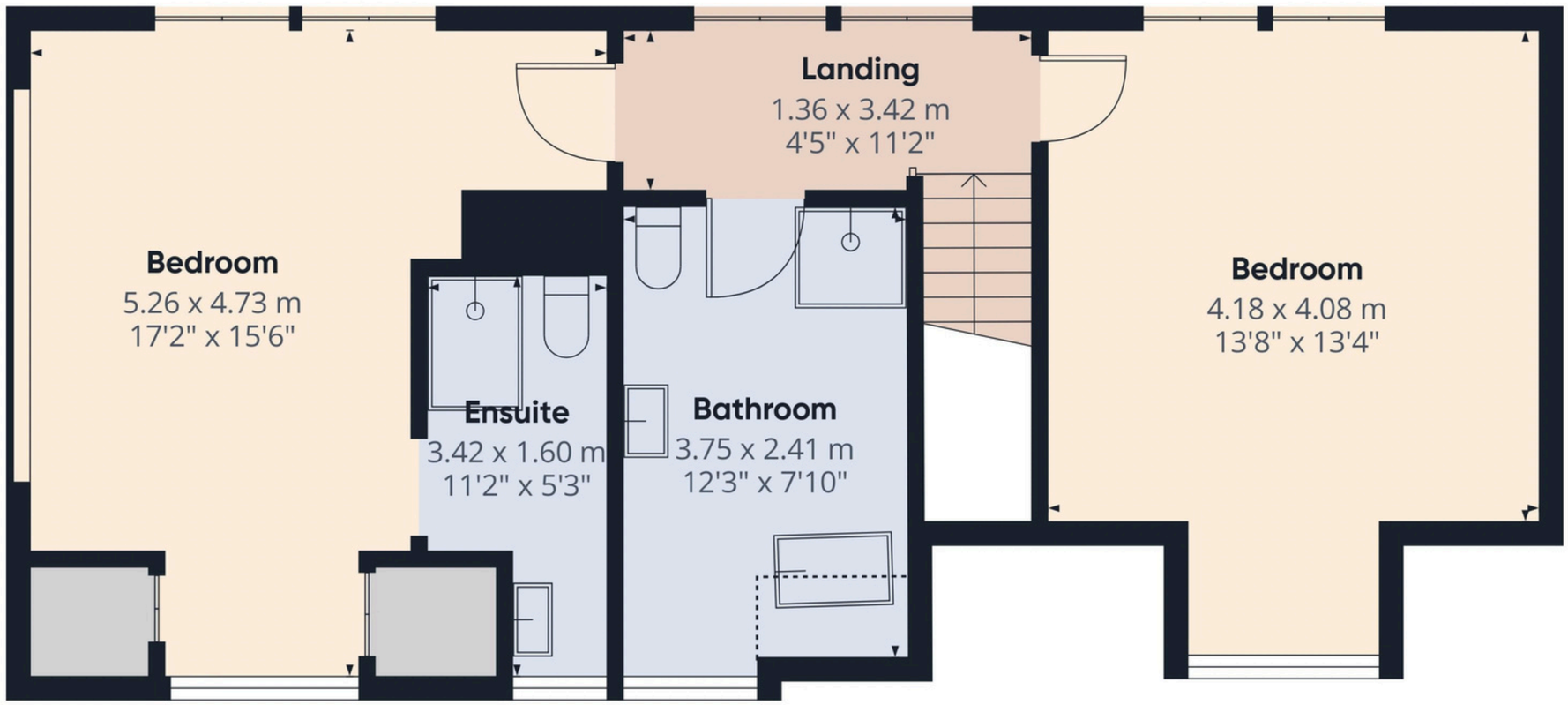
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor Plan



Floor 1

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Approximate total area(1)

57 m²
614 ft²

Reduced headroom

0.8 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
····· Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Outside

Approached via a tarmacadam driveway, the front elevation provides comfortable off-road parking for two vehicles. This leads directly to a secure single garage, offering excellent additional parking or highly sought-after storage space.

The gardens fully surround the property and are designed to be both low maintenance and securely enclosed, offering an array of mature flowering trees and shrubs dispersed throughout.

The garden is thoughtfully divided into distinct sections, including areas of level lawn that provide ideal spaces for relaxation or outdoor activities. There is also a block-paved section, which offers a practical, low-maintenance alternative and enhances the visual appeal of the outdoor space.

A raised decked area provides an excellent setting for al fresco dining and entertaining.

Garage

Accessed via a roller door, the garage offers excellent storage or parking facility with access to the rear garden, power and lighting throughout.





Additional Information

Useful Property Information

SERVICES:

Mains electric, water, electricity, drainage & flowgas.

VIRTUAL TOUR:

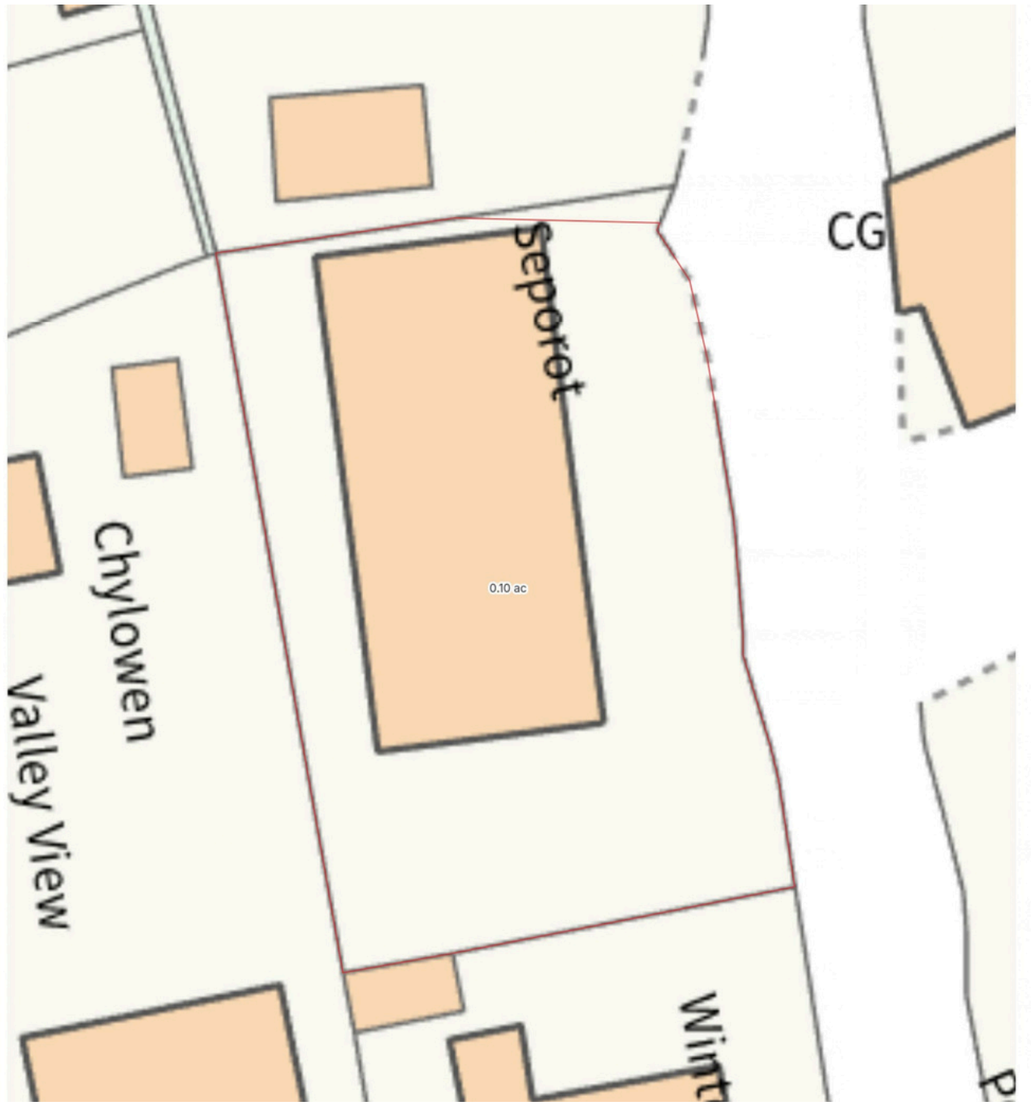
https://tour.giraffe360.com/f5087c70b1464f0f9c517a47fa7c530a

DIRECTIONS:

What3words: landscape.reminds.seeing

EE RATING: E

COUNCIL TAX BAND: D



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7-8 Bay Tree Hill, Liskeard, Cornwall, PL14 4BE
01579 345543 | liskeard@kivells.com | kivells.com