



## Rosemorrان, The Cross, Pensilva

PL14 5NB



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## Guide Price £385,000

**Situation:-** Pensilva offers a good range of local facilities to include a shop, church, primary school, community centre & modern health centre. For more comprehensive amenities the towns of Liskeard & Callington are within driveable reach. A number of countryside walks can easily be accessed.

- Impressive Detached Modern House
- 2 Reception rooms and Kitchen/Breakfast room
- 3 Double Bedrooms (Master En suite)
- Garage and Parking
- Attractive well tended Gardens
- Countryside Views





A paved pathway leads up to the pillared open porchway and front entrance doorway. The welcoming Hallway has a useful storage cupboard and provides access to the ground floor accommodation. The lounge being the main reception room is light and spacious with the main feature as the fireplace and has a picture window to the front. The large dining room comes complete with full length bifold doors opening to the rear paved patio allowing the outside in. There is a downstairs cloakroom with low level WC and wash hand basin. On entering the generously sized Kitchen/Dining room it is evident that this is the hub of the home. There are built in appliances including, washing machine, dishwasher, double oven, tumble drier, hob and freezer. There is room for a breakfast table and chairs and a patio door gives direct access to the rear.

On the first floor there is a light and spacious landing facing the front with an airing cupboard housing the Worcester central heating boiler. There is also loft access and a useful cupboard with shelving and access through to the bedrooms and family bathroom. The master bedroom is a large double bedroom facing the front and has the most wonderful Cornish countryside views across to kit hill. The En suite shower room follows and includes an over sized shower cubicle, large wash hand basin, low level WC, heated towel rail, and shaver point. Bedroom 2 is a double room which has views to the front and being double aspect allows a great deal of light in to the room. Bedroom 3 is the third double bedroom and overlooks the rear garden. To complete the accommodation there is a family bathroom suite comprising a bath with bar shower over, wash hand basin and low level WC. It also has a shaver point and heated towel rail.

The property is extremely well presented and would make a lovely home for a variety of purchasers. There are solar panels which provide an income for the vendors.



## OUTSIDE

To the front there a Cornish walled garden with slate finished sections and stepping stones. Pathways envelope the garden which is stocked with a variety of mature shrubs. To the rear there is a rear patio terrace having a paved area ideal for al fresco dining and entertaining and is private. Steps then rise to a further paved area which is fenced and walled with a gate giving access to the side parking area and garage.

A pathway then leads to the main rear garden which includes the shaped lawn, circular patio area surrounded with attractive flower and shrub beds and the garden is enclosed with fencing. There is a summer house with power and a gateway opens into the raised vegetable, flowers and soft fruit gardens. Shed and greenhouse. The rear garden is south facing and sheltered making it an ideal choice to enjoy the sunshine. To the side there is a shared driveway leading up to a larger than average Garage which has power and light and storage into the roof space.

Services:- Mains electric, gas water and drainage.

Council Tax:- Band D





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1652.27 ft<sup>2</sup>  
153.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

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