

SCOTT  
PARRY

— ASSOCIATES —

PLOT 1, COTTON CLOSE, PENSILVA, LISKEARD, CORNWALL PL14 5GZ

£265,000



ri 223.775



m 216.3

west



south



OPEN MOORLAND 1 MILE, LAUNCESTON 11 MILES, SALTASH 14 MILES, LISKEARD 6 MILES, PLYMOUTH 20 MILES

A small and exclusive development of just 18 new homes each with parking and gardens within a short walk of the village amenities and in an enviable setting close to the southern edge of Bodmin Moor. DETACHED HOUSE - About 824 sq ft, 15' Dual Aspect Sitting/Dining Room, Kitchen, Cloakroom/WC, 2 Double Bedrooms, Family Bathroom.

#### LOCATION

Occupying a most enviable and tranquil setting awash with scenic beauty and an abundance of wildlife, this small development is situated a short distance 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, village pub, 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 8 miles away and the fabulous bathing waters of Looe Bay and Whitsand Bay lie 13 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

Cotton Close comprises a small and exclusive development of just 18 new homes, currently under construction by a well regarded local builder with anticipated completion in the Spring 2022. 9 of the homes are in shared ownership/affordable and have already been sold. The properties will benefit from mains gas central heating and a LABC Warranty. 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. A non-returnable deposit of £5,000 will be required to secure the property.

Plot 1 - DETACHED HOUSE - Extending to about 824 sq ft and briefly comprising - Open Porch - Reception Hall - 15' Dual Aspect Sitting/Dining Room with French doors to patio - Kitchen - 2 Double Bedrooms - Family Bathroom.

#### OUTSIDE

Private parking for two cars. Garden will have a patio and lawn.



EPC RATING - TBC

#### DIRECTIONS

Using Sat Nav - Postcode PL14 5GZ - drive into Roseveare Close and Cotton Close will be found at the end.







# Plot 1, Cotton Close, Pensilva

Approximate Gross Internal Area = 76.6 sq m / 824 sq ft

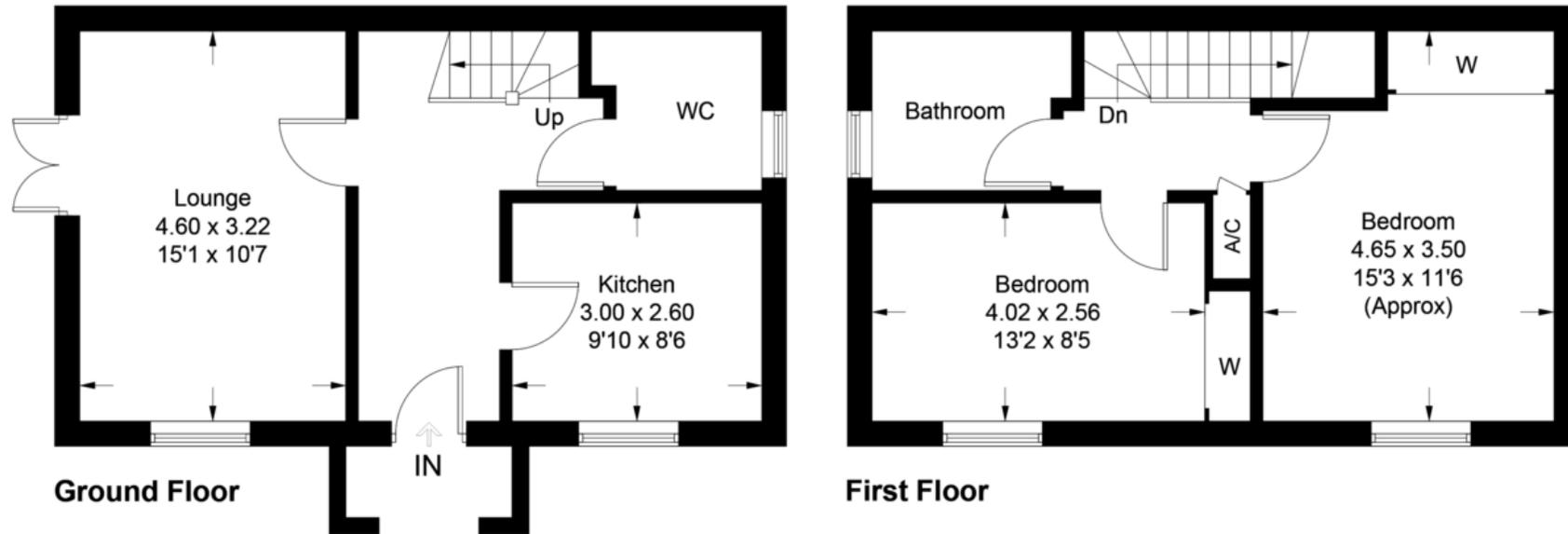


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These particulars should not be relied upon.