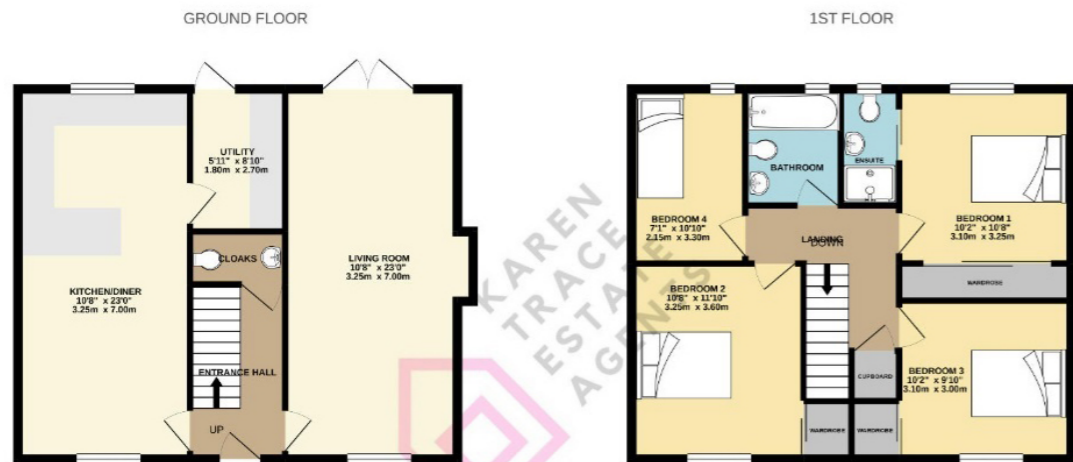
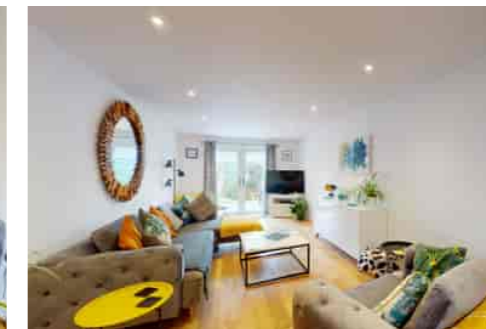
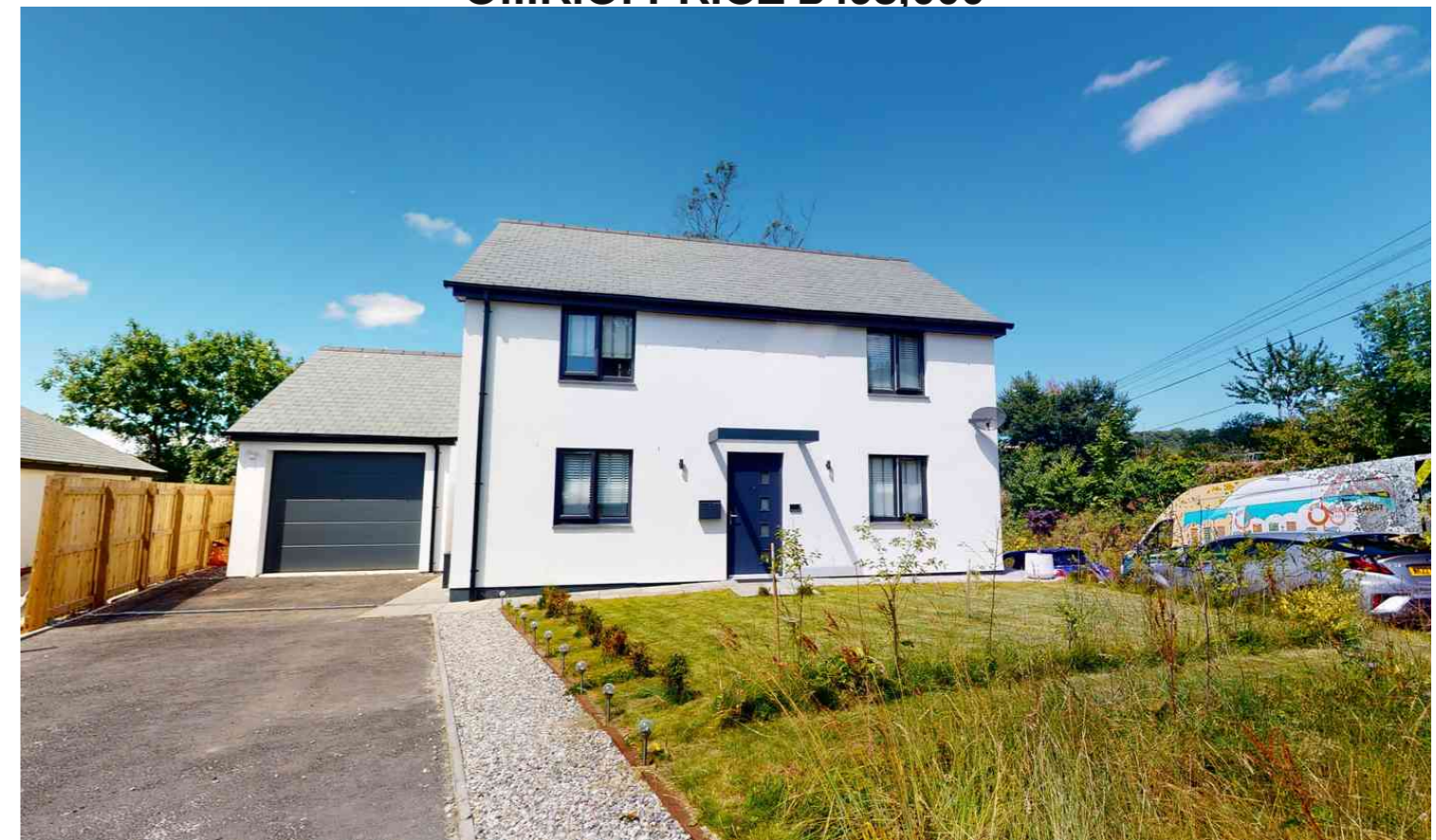


1 BLACKBERRY WAY, PORCUPINE LANE, ST BLAZEY PL24 2RP

O.I.R.O. PRICE £495,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 6/2021.



LIDDICOAT & COMPANY ARE DELIGHTED TO OFFER THIS 12 MONTH OLD INDIVIDUAL DETACHED FOUR BEDROOM HOUSE FOR SALE FORMING PART OF A SMALL SELECT CUL DE SAC OF ONLY FIVE PROPERTIES. NO 1 BLACKBERRY WAY HAS THE BENEFIT OF A LANDSCAPED GARDEN AND TO THE FIRST FLOOR LOVELY VIEWS OF SURROUNDING COUNTRYSIDE EXTENDING TOWARDS THE LUXULYAN VALLEY. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, LARGE LOUNGE, KITCHEN/DINING ROOM, UTILITY ROOM, CLOAKROOM, FOUR BEDROOMS, EN SUITE SHOWER ROOM AND MAIN BATHROOM. OUTSIDE LARGE DETACHED GARAGE, AND HOME OFFICE, TO COMPLETE THIS DELIGHTFUL PACKAGE.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



The Property

Liddicoat & Company are delighted to offer this 12 month old individual detached four bedroom house for sale forming part of a small select cul de sac of only five properties. No 1 Blackberry Way has the benefit of a landscaped garden and to the first floor lovely views of surrounding countryside extending towards the Luxulyan Valley. In brief the accommodation comprises of Entrance hall, large lounge, kitchen/dining room, utility room, cloakroom, four bedrooms, en suite shower room and main bathroom. Outside large detached garage, and home office, to complete this delightful package.

Other features include Oak wood flooring with tiled floors in the bathrooms, Oak doors, air source central heating, attractive Grey external U.p.v.c. windows and doors with slate sills, fitted wardrobes in the bedrooms and in the kitchen and utility room Granite work surfaces.

Outside the owner have spent the last 12 months landscaping the rear garden leaving the property in a better condition and more appealing than buying from new.

The external office is also a very welcome feature but could also be used for a variety of purposes.

Room Descriptions

Entrance Hall

Part glazed composite door, Stairs to the first floor, with glass panels, under stairs recess.

Cloakroom

With white suite comprising low level W.C. vanity unit with storage, extractor fan, tiled floor, low voltage lighting.

Kitchen/Dining Room

7.08m x 3.27m (23' 3" x 10' 9") Window to the front and rear, low voltage lighting, built in NEFF oven with combination microwave, NEFF hob with extractor above, built in dishwasher, tall larder unit, lovely granite work surface. Door leading to the utility.

Utility Room

1.78m x 2.72m (5' 10" x 8' 11") Fitted with various cupboards and granite work top, lauder unit, sink unit, half glazed door to the rear garden.

Landing

With rooms leading of;

Bathroom

2.19m x 1.77m (7' 2" x 5' 10") With attractive tiled floor and tiled around the bath area with twin shower head, extractor, vanity unit with cupboards below, low level W.C. extractor fan, window to the rear.

Bedroom 1

3.13m x 3.3m (10' 3" x 10' 10") Full range of fitted wardrobes, window to the rear.

En Suite

With low level W.C. vanity unit with storage, double shower with mains shower and duel shower heads, extractor, window to the rear.

Bedroom 2

3.6m x 3.27m (11' 10" x 10' 9") Plus wardrobe recess, fitted double wardrobe, window to the front.

Bedroom 3

3.1m x 3.03m (10' 2" x 9' 11") Plus recess for wardrobe, fitted wardrobe cupboard.

Bedroom 4

3.3m x 2.19m (10' 10" x 7' 2") Window to the rear.

Garage

6.34m x 3.4m (20' 10" x 11' 2") Fitted with the hot water cylinder, plumbing for appliance, electric remote door and personal door to the side.

HOME OFFICE 12x8 with power and light connected.

Outside

To the front there is a level lawned garden and the tarmac driveway. There is access to both sides of the property leading to the rear garden. The rear garden has been landscaped by the current owners and also provides excellent privacy. There is wooden fencing enclosing the garden.