



3 Hawthorn Rise, Dobwalls

Guide Price £385,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents



## THE PROPERTY

Welcome to this beautifully presented family home, offering stylish interiors and a well-thought-out layout perfect for modern living.

As you step inside, you're welcomed into a spacious hallway that provides access to all ground floor rooms including a modern cloakroom.

Relax and entertain in the bright and airy lounge, featuring a charming square bay window that floods the room with natural light, complemented by tasteful modern finishes.

The open-plan kitchen and dining area is a perfect space for cooking and gathering, with scenic views over the garden. It boasts a mix of freestanding and integrated contemporary appliances, making it both functional and stylish.

Upstairs, you'll find four generously sized bedrooms, each designed with comfort and practicality in mind. The master bedroom includes a sleek en-suite bathroom, complete with quality tiled flooring, a heated towel rail, and a modern shower cubicle. Two additional double bedrooms and a well-proportioned single bedroom offer versatile living options.

The family bathroom combines elegance and convenience, featuring up-to-date fixtures and a calming, contemporary design.

Additional highlights include double-glazed windows and doors, gas-fired central heating, and underfloor heating, ensuring year-round comfort and energy efficiency.





## THE OUTSIDE

Step into the landscaped rear garden – a true haven for outdoor lovers and perfect for relaxing or entertaining.

This delightful low-maintenance garden is thoughtfully designed for both relaxation and style. It features a neatly gravelled area, a welcoming paved patio, and a winding pathway —perfect for soaking up the sun or enjoying al fresco dining.

The well-kept lawn is framed by a colourful array of flowering plants and mature shrubs, adding a touch of natural beauty to this peaceful and picturesque outdoor space.

A stylish summer house sits at the far end of the garden, offering a peaceful retreat with views across the entire outdoor space. Additional highlights include a practical storage shed and a greenhouse positioned to the side, ideal for keen gardeners.

The garden is cleverly divided into two distinct areas by a decorative trellis fence, adding both privacy and versatility. Timber-panel fencing borders the garden, ensuring seclusion and a secure environment.

To the front, the property benefits from a brick-paved driveway, providing off-road parking and convenient access to the integral garage.

## THE LOCATION

Ideally located in the highly sought-after village of Dobwalls, this property offers a superb blend of countryside charm and modern convenience.

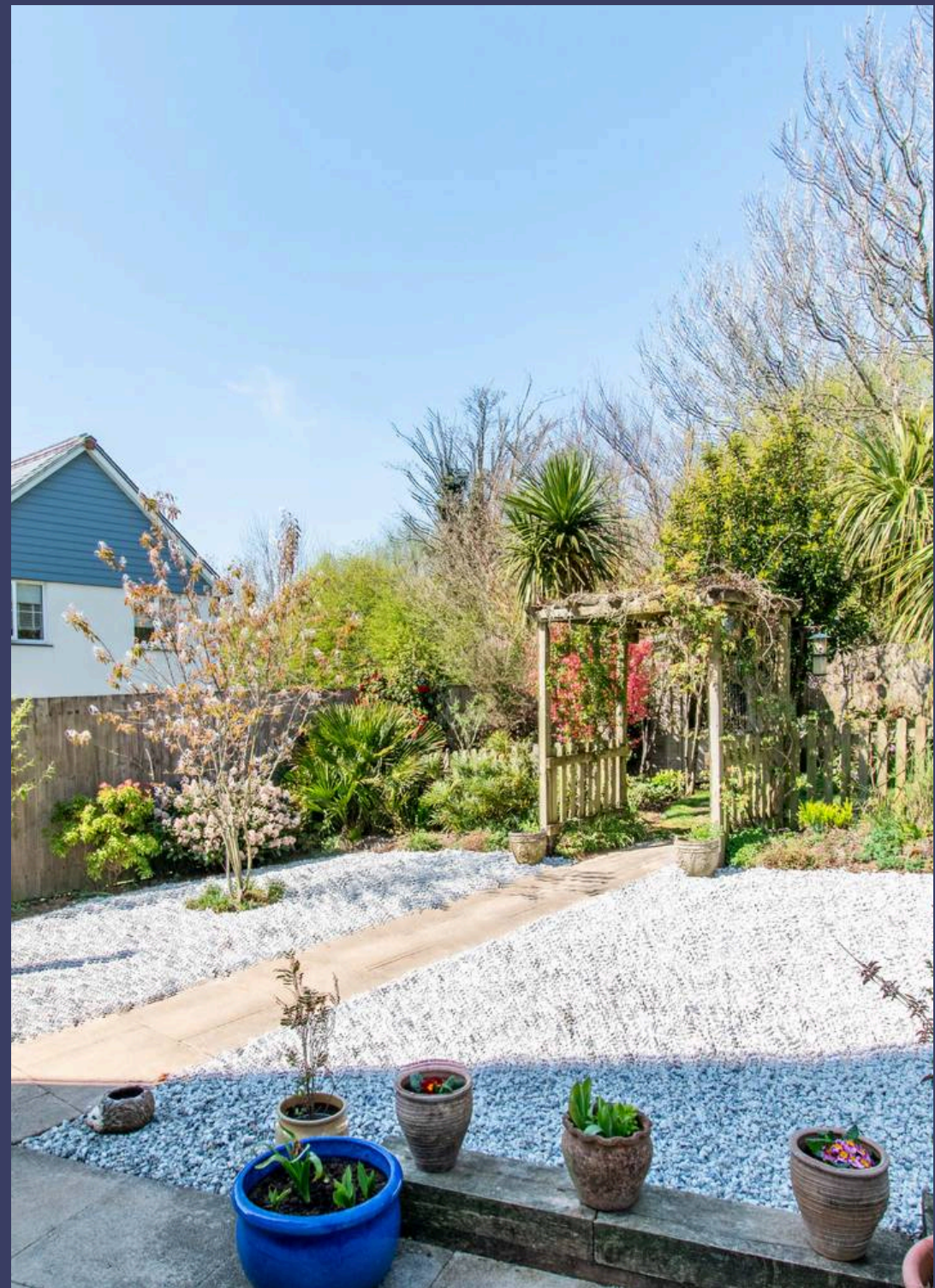
The village itself provides essential amenities, including a thriving convenience store with an integrated Post Office and a local bus stop just a short walk away. For dining out, residents can enjoy The Highwayman Pub Restaurant, renowned for its warm atmosphere and delicious home-cooked meals.

Perfectly positioned just off the A38, Dobwalls offers excellent road connectivity to nearby Liskeard, the vibrant city of Plymouth, and the stunning landscapes of west Cornwall. This makes it an ideal base for commuters, families, and those looking to explore the region.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B







## FAQS

Services - Mains electricity, gas, water and drainage.

Council Tax - D

Vendors position – Buying on.

SatNav Reference - PL14 6FB

Tenure - Freehold

Garden aspect - North West

Agents Note: "We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website"

Agents Note - We understand that there is no management company on this development and the roads are currently maintained by Pearce Havett under a bond and will become the council's responsibility once adopted.

## DIRECTIONS

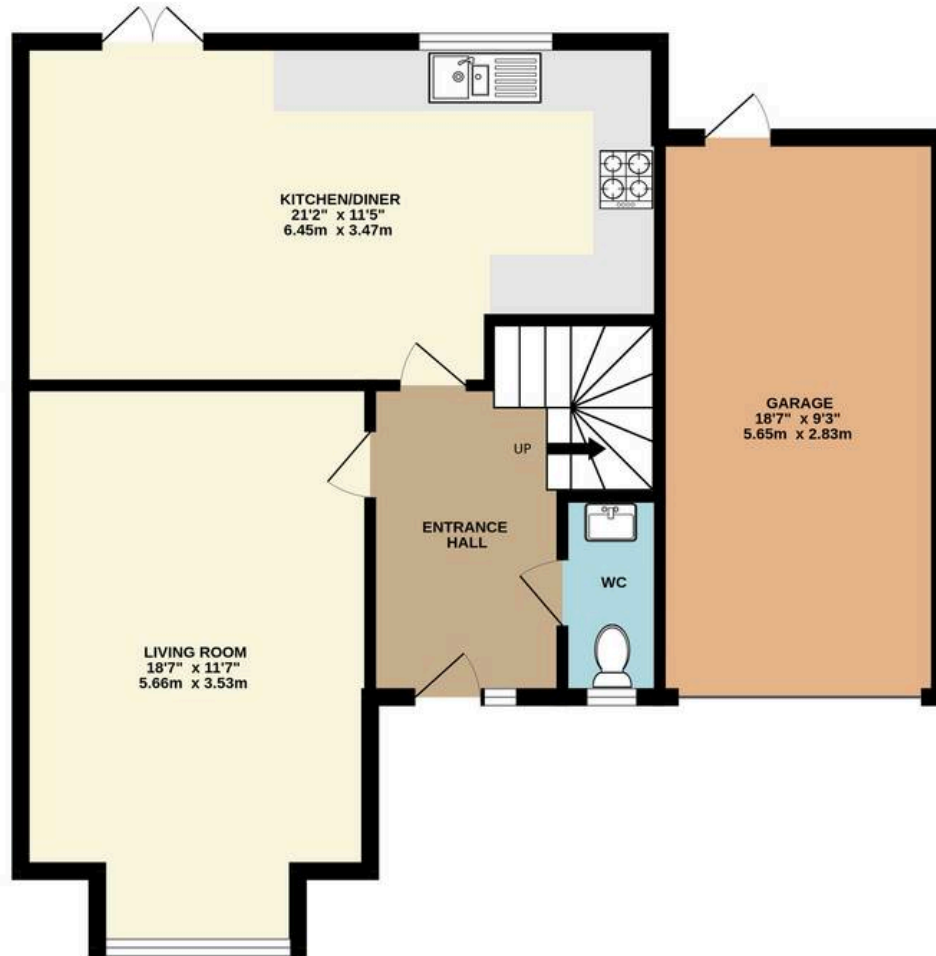
From Twelvewoods roundabout on the A38, enter Dobwalls village. Pass The Highwayman pub and at the mini-roundabouts turn left. Continue up the road and take the second left onto Beechwood Drive and the right onto Hawthorn Rise where the property can be found at the end of the cul-de-sac.

What3Words [///format.reverses.mailboxes](https://www.what3words.com/PL146FB)

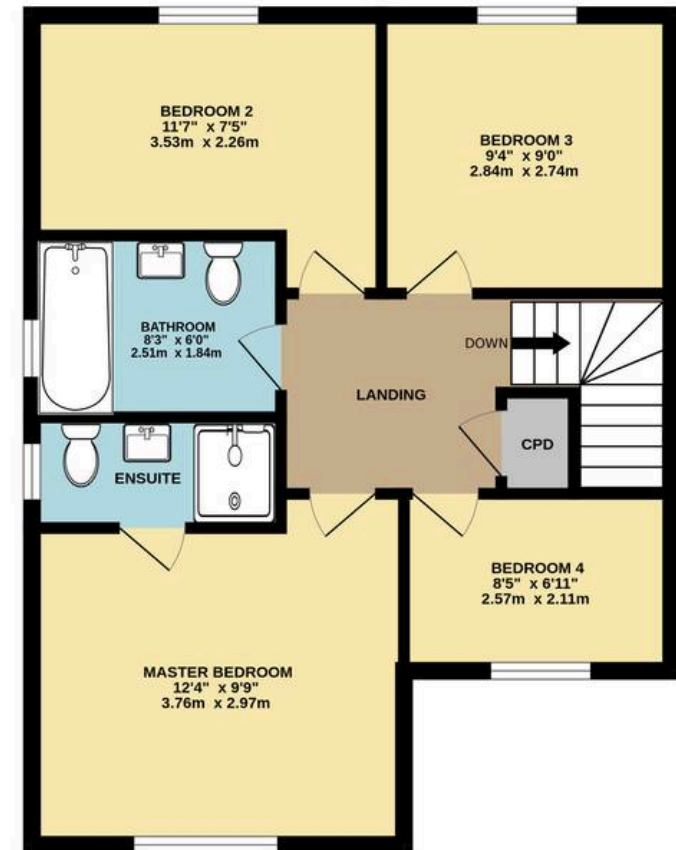




GROUND FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.8 sq.m.) approx.

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.

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## Parkes and Pearn Property Consultants

Parkes & Pearn Estate Agents, 13 Bay Tree Hill - PL14 4BG

01579 343633 • [sales@parkesandpearn.co.uk](mailto:sales@parkesandpearn.co.uk) • [www.parkesandpearn.co.uk/](http://www.parkesandpearn.co.uk/)