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Energy Efficiency Rating	
Current	Potential
74	74
Key energy related - lower running costs (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	

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*The Property Professionals...*



## Brambles, Trelash

Warbstow, Launceston, Cornwall, PL15 8RL

Price £475,000

- Detached 4-5 bed family home
- Large garden, driveway with off road parking and garage
- Livingroom with log burner, kitchen, dining room, ground floor bedroom
- Four double bedrooms on the first floor, two with ensuite
- No onward chain



*The property professionals*

# Brambles, Trelash

Warbstow, Launceston, Cornwall, PL15 8RL

Price £475,000

A well presented detached house, that backs onto open fields with views over farmland within this tranquil, rural village location.

The accommodation comprises; entrance hall, living room with fireplace, kitchen and separate dining room, utility room, five double bedrooms, master en-suite shower and a separate family bathroom. Outside, there is off-road parking, single garage with up and over door and gardens to the rear laid mainly to lawn, with a patio seating area.

All of this can be found only a short drive away from the famed coastal areas of Boscastle, Crackington Haven and Bude.

## PORCH

**9' 7" x 3' 10" (2.92m x 1.17m)** Entering the property via UPVC double glazed door to the front elevation into the entrance porch with space to hang coats, seating area and wooden door to inner entrance hall, doors serve the following rooms.

## RECEPTION HALL

A large and welcoming reception hall with turning staircase to the first floor, wooden parquet flooring and doors to under stairs cupboard.

## STUDY

**11' 11" x 9' 08" (3.63m x 2.95m)** UPVC double glazed window to the front elevation.

## LIVING ROOM

**20' x 15' 01" (6.1m x 4.6m)** The light and spacious living room with double glazed windows and patio doors to the rear elevation opening to the patio seating area, feature fireplace with inset wood burner.

## DINING ROOM

**11' 11" x 9' 11" (3.63m x 3.02m)** UPVC double glazed window to the front elevation, door from kitchen and door to hallway.

## KITCHEN/BREAKFAST ROOM

**15' 01" x 10' (4.6m x 3.05m)** Fitted with matching cream wall and base units with contrasting black work surface over. Built in electric double oven, built-in electric hob with extractor over, space and plumbing for

freestanding washing machine, inset one and a half bowl stainless sink with side drainer and chrome mixer tap over, breakfast bar for four people. UPVC double glazed window to the rear elevation overlooking the garden.

## ANNEX POTENTIAL

The ground floor bedroom, WC and utility offer the potential to be converted in to an annex (Subject to planning)

## UTILITY ROOM

**10' 05" x 10' 10" (max)" (3.18m x 3.3m)** The utility room is fitted with matching cream wall and base units with work surface over, stainless steel sink with side drainer, oil boiler and space and plumbing for washing machine. UPVC double glazed door to side elevation and UPVC double glazed window to rear.

## WC

**5' 10" x 2' 10" (1.78m x 0.86m)** Fitted with a pedestal WC, corner wall mounted wash hand basin, chrome electric towel rail and obscured double glazed window to the side elevation.

## WALK IN LARDER/PANTRY

**6' 08" x 4' 09" (2.03m x 1.45m)** A useful storeroom with shelving and window to the side elevation.

## BEDROOM FIVE

**11' x 10' 04" (3.35m x 3.15m)** Ground floor bedroom with his own entrance to the front elevation via UPVC double glazed door with windows to either side, wall mounted radiator and cupboard.

## BEDROOM ONE

**12' 11" x 10' 03" (3.94m x 3.12m)** The principal bedroom has a UPVC double glazed dormer window to the rear elevation, enjoying views of the garden and countryside beyond. Door to ensuite shower.

## ENSUITE

**6' 09" x 4' 09" (2.06m x 1.45m)** Fitted with three piece suite including WC, pedestal wash and basin and corner shower enclosure with mains fed shower over, tiles to the walls, laminate flooring and Velux window to the rear elevation.

## BEDROOM TWO

**12' 11" x 8' 5" (3.94m x 2.57m)** A double bedroom with UPVC double glazed dormer window to the front elevation and door to ensuite.

## ENSUITE

**7' 06" (max)" x 8' 04" (max)" (2.29m x 2.54m)** Panel enclosed bath, pedestal wash and basin, WC, extractor fan over.

## FAMILY BATHROOM

**7' 06" x 6' 10" (2.29m x 2.08m)** Family bathroom is fitted with a three-piece suite comprising of corner enclosed bath with chrome mixer tap and handheld shower attachment, pedestal low flush WC, and pedestal wash hand basin. Window to the rear elevation.

## BEDROOM THREE

**14' 11" x 8' 04" (4.55m x 2.54m)** UPVC double glazed window dormer to the front elevation with wall mounted radiator under.

## BEDROOM FOUR

**14' 09" x 10' 03" (4.5m x 3.12m)** UPVC double glazed dormer window

to the rear elevation with radiator under.

## GARAGE

**17' 8" x 15' 7" (5.38m x 4.75m)** A block built garage with up and over door to the front pedestrian UPVC double glazed door to the side elevation, workbench, light and power connected.

Useful lean-to to the side for bins and recycling.

## OUTSIDE

The property is approached via a tarmac driveway through the five bar gate with parking for multiple vehicles, with access on either side to the rear garden.

The rear garden is mostly laid to lawn with a raised patio area and mature trees and hedgerows to the borders and views of the countryside beyond.

## SERVICES

Oil central heating. Mains water and private drainage via a septic tank. Mains electricity.

Fibre to premises.

## TENURE

Freehold

## COUNCIL TAX

TBC

FREE  
SALES  
&  
LETTINGS  
MARKET APPRAISAL

*Award winning*



## Directions

From Bude head south on the A39 for approximately 10 miles passing through Wainhouse Corner. You will then ascend a long hill with an overtaking lane in your favour. At the top of the hill turn left signposted Otterham. Remain on this road for approximately 2 miles and you will enter Trelash. Keep going until you reach a crossroads with a red telephone box, turn right and the property will be located a short distance along on the right-hand side.

