



 **Millerson**
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Kensey House Ridggrove Hill

Launceston

Guide Price £475,000 Freehold

KENSEY HOUSE RIDGEGROVE HILL

Launceston

- TOWN EDGE LOCATION
- STUDY/BEDROOM 5
- MASTER SUITE WITH DRESSING ROOM
- 2 EN-SUITE BATHROOMS
- SPACIOUS LIGHT & AIRY
- AMPLE OFF ROAD PARKING
- GARDENS FRONT, SIDE AND REAR
- PRIVATELY OWNED SOLAR PANELS
- GATED ENTRANCE TO CUL-DE-SAC

Situated within an exclusive gated cul-de-sac is this immaculately presented 4/5 BEDROOM DETACHED EXECUTIVE style residence, with 3 RECEPTION ROOMS, ATTACHED DOUBLE GARAGE and gardens.





DESCRIPTION

Situated within an exclusive gated cul-de-sac is this immaculately presented 4/5 BEDROOM DETACHED EXECUTIVE style residence, with 3 RECEPTION ROOMS, ATTACHED DOUBLE GARAGE and gardens.

This immaculately presented property was built in 2007 and is on the market for the first time as the current vendors family are now grown up so they are looking to downsize. Having been exceptionally well looked after the vendors have also had solar panels installed, which are privately owned and have a FIT of approximately £700 per year. The house is approached over a tarmac private shared lane through a gated entrance and leads to the private driveway with 'coming home' lights to the attached Double Garage. The house can be accessed through the utility room, or a good sized and welcoming Entrance Hall with Cloakroom and large cloaks cupboard, which then leads to a generous Sitting Room, with double square paned doors into the Dining Room and opening into the Kitchen/Breakfast Room. Attractively fitted with a comprehensive range of Shaker style units with integrated appliances including fridge/freezer, dishwasher and range cooker. From the Kitchen/Breakfast Room a door leads back to the hallway with a door to the Study/Bedroom 5, currently used as a study but could easily make a comfortable ground floor double bedroom for a family member or guests. Utility Room with space for white goods and housing the Oil fired Boiler which supplies the central heating. On the first floor a spacious landing gives access to all rooms comprising a Master Suite with Dressing Room and En Suite Bathroom, Bedroom 2 boasts an En Suite Shower Room and 2 further double bedrooms together with a family Bathroom. All the bedrooms have built-in wardrobes and the dressing room has further built-in wardrobes and dressing table. Outside, to the front of the property are level gardens with pedestrian gate to side giving access to the rear. To the other side is the attached Double Garage with side garden currently used as a wild flower garden and housing the oil storage tank. From the garage a personal door leads to the rear garden. An enclosed rear garden provides an excellent sun trap with patio, ornamental fish pond, lawn with further patio. Further area to the rear of the garage useful for storage. In all, this superb family home offers a great deal of

flexibility and extensive storage throughout, appealing to a variety of buyers including those looking to work from home or have an extended family.

LOCATION

The property is quietly situated at the end of a gated private road on the fringes of the town. Set amidst the rolling green Cornish countryside, Launceston is known as the gateway to the county and sits on the Devon border. The towns skyline is dominated by the ruins of a Norman castle that stands high on a hillside with dramatic views over Bodmin moor and Dartmoor. The castle was a strategically important building after the Norman Conquest and its green was used for executions until the 19th century. Launceston is situated between the north and south coasts, so is convenient for beaches and the Cornish countryside. The surrounding area offers leisure for all types; facilities include two golf courses – Trethorne and Launceston – and Roadford Lake Country Park where visitors can fish for trout, sail, windsurf, cycle, row, kayak and camp. Shopping with plenty of big names including Marks and Spencer Food Hall, Tesco, Argos, Iceland and Pets at Home, with the town centre boasting quirky independent shops. Once the ancient capital of Cornwall, Launceston is steeped in history and featured prominently in Daphne du Maurier's smuggling classic, Jamaica Inn. The inn itself sits between Launceston and Bodmin and visitors can travel back 300 years to experience something of the romance, folklore and villainy associated with this historic coaching inn and the area. Launceston has some great schools including Launceston College for children aged 11 to 18. Windmill Hill Academy and the St Stephen's Academy is a primary school with an excellent special needs centre. St Joseph's is a successful local independent school for those aged 3 to 16. Villages surrounding Launceston also have good primary schools. The A30 will see you onto the M5 at Exeter in under 45 minutes and the A388 will get you to Plymouth in under an hour. The seaside resort of Bude is just 17 miles away.

THE ACCOMMODATION COMPRISES:

(All measurements are approximate)

CANOPY ENTRANCE PORCH

Outside light.



ENTRANCE HALL

Part glazed front door with leaded light insert and opaque window. Spacious hallway with stairs rising to first floor. Radiator. Built in double cloaks cupboard with hanging rail and shelving above. Doors to;

CLOAKROOM

6'5" x 3'9" (1.95 x 1.14)

Opaque window to front. Comprising Low level WC and vanity wash basin with cupboards below. Radiator.

STUDY/BEDROOM 5

13'2" x 9'0" (4.01 x 2.75)

Window to front. Radiator. This room is currently used as a study but would be useful as a double Bedroom if required, ideally suited to a dependent relative or teenager.

From the entrance hall a square paned door leads into the kitchen breakfast room. Further door to;

UTILITY ROOM

11'7" x 5'3" (3.54 x 1.61)

With half glazed door to driveway. Matching the kitchen units, this room is fitted with range of wall and base units under roll edge work surface incorporating a single drainer sink unit. Space and plumbing for automatic washing machine and freezer or tumble dryer. Grant oil fired BOILER. Radiator.

KITCHEN/BREAKFAST ROOM

20'10" x 10'2" plus door recess (6.35 x 3.1 plus door recess)

Window and patio doors giving a pleasant outlook over the rear gardens and patio. Comprehensively fitted with a range of Shaker style wall and base units under Granite worktops with matching upstands, with inset 1 1/2 bowl sink unit. Built in Belling range cooker with 4 ring hob and warming plate, 2 ovens, glass splashback and Belling matching stainless steel canopy extractor hood above. Under unit lighting. Integrated fridge freezer and dishwasher. Display shelves. Large understairs cupboard. Telephone point. Radiator. Opening into;

DINING ROOM

11'3" x 9'8" (3.44 x 2.94)

Patio doors to rear overlooking the gardens. Radiator. Large square paned French doors lead into:

SITTING ROOM

18'10" x 12'8" (5.73 x 3.85)

Window to front and opaque window to side. Impressive room with feature papered wall. Radiator. TV and telephone points.

FIRST FLOOR LANDING

Spacious landing with balustrading. Access to loft space. Large built in airing cupboard housing hot water cylinder and slatted shelving. Doors to:

MASTER SUITE BEDROOM 1

13'7" x 12'10" (4.15 x 3.90)

Window to front enjoying rural views. Radiator. TV and Telephone points. 2 Double built in wardrobes with hanging rails and shelving. Panic button. Opening through to:

DRESSING ROOM

8'4" x 6'6" plus built-in wardrobes (2.54 x 1.98 plus built-in wardrobes)

Small window to side. One Walk in wardrobe with hanging rail and storage shelving above, further wardrobe with hanging rail and shelf, both with automatic lighting. Radiator. Built in vanity dressing table with 2 sets of drawers and further single wardrobe with mirrored front. Door into;

EN-SUITE BATHROOM

9'1" x 6'0" (2.78 x 1.84)

Small opaque window to rear. Comprising White suite with large corner shower cubicle and mains fed shower over, modern panelled bath, pedestal wash hand basin and low level WC. Attractive tiled splashbacking to water sensitive areas. Chrome heated towel rail, with further towel rail above. Vanity mirror with shelf, shaver point. Extractor fan.

BEDROOM 2

13'9" x 11'0" (4.20 x 3.36)

Window to rear overlooking the gardens. Radiator. Double built in wardrobes with hanging rails and shelving. Door into:

EN-SUITE SHOWER ROOM

8'6" x 5'6" (2.60 x 1.67)

Small window to side. Comprising shower cubicle with mains fed shower over, low level WC and pedestal wash hand basin. Tiled splashback to water sensitive areas. Chrome heated towel rail. Vanity mirror with shelf. Extractor fan.

BEDROOM 3

11'0" x 10'4" (3.36 x 3.16)

Window to front enjoying rural views. Radiator. Range of fitted wardrobes to one wall with mirrored front and range of hanging and shelving space.

BEDROOM 4

10'2" x 9'7" (3.10 x 2.93)

Window to rear overlooking gardens. Radiator. Double built in wardrobes with hanging and shelving.

BATHROOM

8'3" x 5'10" (2.51 x 1.77)

Opaque window to front. Comprising shower cubicle with mains fed shower over, modern panelled bath, Pedestal wash hand basin and low level WC. Tiled splashback to water sensitive areas. Chrome heated towel rail with further towel rail above. Extractor fan.

OUTSIDE

The property is approached over a shared private road, via a gated pillared entrance, leading to the privately owned driveway providing ample parking for several vehicles. To the side of the garage there is a wild flower garden and lawn, also housing the oil storage tank. Access is then given to:

ATTACHED DOUBLE GARAGE

19'0" x 18'7" (5.79 x 5.66)

'Coming Home' lights on approach. Two metal up and over doors. Two windows to rear and half glazed door to rear garden. Solis INVERTER for solar panels.

A pedestrian gate to the other side of the house with a mature climbing Red Grapevine, also gives access to the rear gardens. Attractive patio area ideal for relaxing and entertaining. Raised flower beds incorporating an ornamental fish pond. Steps up to a further lawn with patio. Mature shrubs and plants. To the front of the property are level lawns. Outside tap and outside lighting.

SERVICES

Mains electricity, mains drainage and mains water. Oil Fired Central Heating. Solar Panels privately owned providing a Feed In Tariff.

LOCAL AUTHORITY

Cornwall Council.

COUNCIL TAX

Band D.



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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