



Rezare
Nr Launceston
PL15 9NX

Offers In The Region Of
£750,000

- STUNNING FAMILY HOME
- SELF CONTAINED ANNEXE
- INCOME POTENTIAL
- EXCEPTIONAL VIEWS
- DUAL FAMILY OCCUPANCY
- REVERSE ACCOMMODATION
- DOUBLE CARPORT
- MAINS GAS C/H
- WELL PROPORTIONED
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - D

Floor Area - 3035.00 sq ft



6



2



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C72

Property

This is a stunning family home benefitting from mains gas with versatile accommodation ideal for multi-generational living and designed on a reverse level, to obtain the most of the beautiful valley views out over open countryside and the Tamar Valley, an Area of Outstanding Natural Beauty, towards West Devon and Dartmoor. The accommodation briefly comprises entrance hall, reception hall, living room with double doors opening onto the large terrace, dining room, study/bedroom, kitchen, utility room, cloakroom/WC and access to a large double garage and then stairs lead down to the lower ground floor with three spacious double bedrooms, large family bathroom, and laundry room.

The annexe is ideal for dependent relatives, or ideal to remain as a holiday home, which is currently trading and has its own gardens and terrace and patio areas. Outside, the property benefits from ample parking to the front with an additional double car-port and large double garage.

To the side is a lawn area, garden shed, and paths leading to the side with another terrace and then steps to a lower garden laid mainly to lawn.

Location

Situated in the heart of this sought after Cornish hamlet, which has only about thirty properties and is in an Area of Outstanding Natural Beauty. Treburley village is 0.7 a mile up the road and hosts a well-respected public house, repair garage and a small industrial estate. In neighbouring villages are Primary schools, and in the small town of Stoke Climsland which is approximately two miles away, is a community hall, post office and general store. The renowned Duchy college is nearby. The main towns of Callington and Launceston are approximately six miles away, with both offering an extensive range of senior schools, colleges, supermarkets and further retailing and business opportunities. Additionally there are Doctors surgeries and Dentists in both towns. Launceston to the North is on the main A30 dual carriageway connecting you to popular surfing beaches and other popular attractions, just 16 miles to the North and the extensive and vibrant City of Plymouth with a mainline railway Station and a cross channel ferry port is 21 miles to the South.

Accommodation Comprises

All measurements are approximate and the rooms have light oak doors virtually throughout.

Main House

Front entrance door and Curtesy light.

Entrance Porch

6'9" x 3'2" (2.08m x 0.97m)
Coved ceilings, glazed door:

Reception Hallway

Doors and stairway to lower ground floor, panelled radiator, inset spotlights.

Cloakroom

Obscure window to side elevation, wash basin, low level WC, panelled radiator.

Lounge

13'10" x 11'8" (4.24m x 3.58m)
Wall light points, access to loft space, panelled radiator, double glazed French doors opening out onto:

Roof Terrace

20'0" x 20'0" (6.1m x 6.1m)
A fabulous area to relax, entertain and enjoy Alfresco dining, and to soak up the great rural views.

Dining Room

20'11" x 12'11" (6.4m x 3.94m)

A bright dual aspect room with views to side and rear with rural views, wall lights and two panelled radiators.

Study/Bedroom Four

12'11" x 9'6" (3.94m x 2.90m)

Double glazed window to front elevation, panelled radiator, inset spotlights.

Kitchen

13'10" x 9'10" (4.24m x 3.02m)

(Minimum measurements) Two double glazed windows to rear elevation, a modern kitchen with range of soft close base units, eye and granite effect display units, worktops, splash backs, inset one and a half bowl sink unit with mixer taps, integrated Bosch dishwasher, induction hob, extractor over, space for American fridge/freezer, tall panelled radiator.

Utility Room

6'7" x 4'9" (2.01m x 1.47m)

Obscure double glazed window to side elevation, work tops, inset circular sink and mixer taps, space for plumbing for washing machine, wall mounted Glow Worm gas boiler, serving both main house and annex.

Lower Ground Floor Landing

L-shaped, eye level door to useful underfloor storage void with power and light, hallway with cupboard housing hot water cylinder and shelving, radiator additional cupboard

Bedroom One

16'0" x 12'11" (4.88m x 3.96m)

Panelled radiator, double glazed window and double glazed French doors to rear garden and private, courtyard area.

Bedroom Two

14'0" x 10'0" (4.27m x 3.05m)

Double glazed window to side, panelled radiator inset spotlights.

Bedroom Three

12'11" x 9'3" (3.96m x 2.84m)

Double glazed window to side, panelled radiator.

Laundry Room

11'8" x 8'5" (3.58m x 2.59m)

Panelled radiator, range of shelving, space and plumbing for washing machine and tumble dryer.

Bathroom

11'8" x 8'2" (3.58m x 2.49m)

A large family bathroom with panelled bath with central mixer taps, and shower attachment, large corner shower cubicle with mains fed shower, pedestal wash basin with mirror and light above, two heated chrome ladder style towel rail, high quality extractor fan and half tiling to walls.

THE HIDEAWAY / HOLIDAY HOME

A recently renovated and stunning two-bedroom annex. (optional this annex can be sold fully equipped and furnished as an ongoing business).

Accommodation Comprises:

Double glazed double doors opening into:



Open plan Living Room/Lounge area

18' 0" x 14' 0" (5.49m 0.00m x 4.27m 0.00m')

A lovely room with an extensive fitted kitchen comprising light grey units, one and half bowl stainless steel sink unit and mixer taps, built in oven, induction hob with extractor hood over, tiled splash backs, work tops, wall units with pelmet lighting, two panelled radiators, inset spot lights.

Bedroom One

13'1" x 11' 9" (3.99m x 3.35m 2.74m)

Double glazed window overlooking the extensive gardens and view beyond, panelled radiator, TV point.

Bedroom Two

11'9" x 10'0" (3.58m x 3.05m)

Double glazed window to side elevation, TV point and panelled radiator.

Bathroom

12'5" x 7'4" (3.81m x 2.25m)

Double shower cubicle, with electric shower over, wash basin inset into vanity units with cupboards below, low level WC, panelled bath with mixer taps and shower attachment Chrome heated towel rail, extractor fan, tiling to walls.

Outside

From the carport area there is a wooden gate and further access via a wrought Iron gate down to the annex.

Double Carport

18'11" x 17'7" (5.79m x 5.38m)

Two sided pedestrian gates open up into driveway and there is a side access to a side path leading down to 'The Hideaway', outside tap.

Integral Double Garage

18'0" x 18'0" (5.49m x 5.49m)

Including additional utility area, up and over electric door, inspection pit, loft hatch, power and Light.

Gardens

From the drive to the side there is an open lawn area where a timber shed is situated, path leading around to the lower side garden with an additional terrace area and steps leading down to the large rear garden laid mainly to lawn and backing onto open fields.

Material Information

Verified Material Information

Council tax band: D

Council tax annual charge: £2221.39 a year (£185.12 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 6 bedrooms, 2 bathrooms, 3 receptions

Electricity supply: Mains electricity

Solar Panels: No





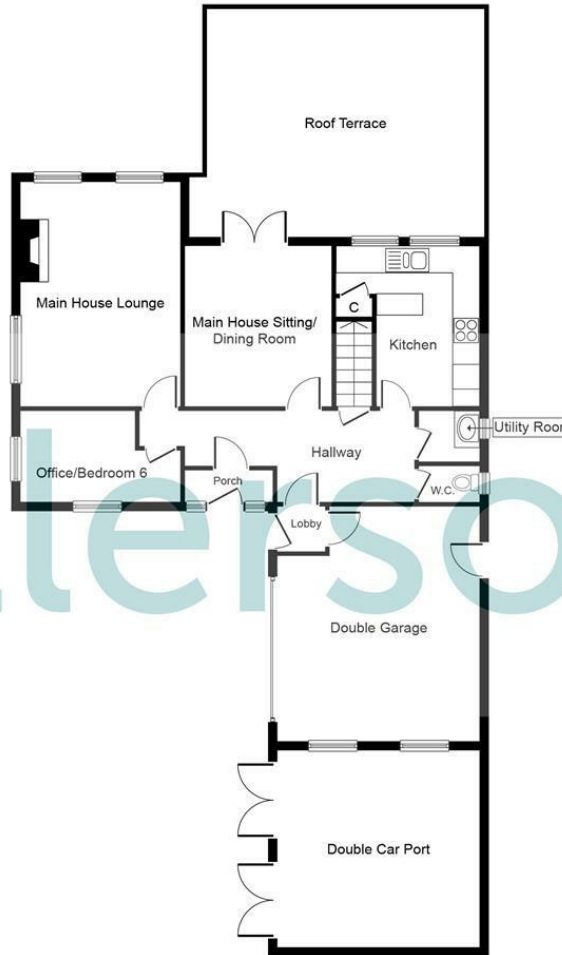
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Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
Parking: Covered, Driveway, Garage, Gated, Off Street, and Private
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Lower Ground Floor



Ground Floor

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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Directions To Property

From Launceston Town centre proceed southbound along the A388 towards Callington. Continue for approximately 6 miles until the village of Treburley is reached. Take the first left-hand turning signposted towards Rezare. Proceed along this lane for 0.7 of a mile and upon entering Rezare keep right at the fork. At the T junction turn right and the property will be a short distance along there on the left-hand side. Look for the green carport.

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Valuation Request



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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 80 |
| (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 | |

