



Trekerrick Farm

Trewint

Launceston

PL15 7TG

Asking Price £399,000

- ALMOST-NEW HOME BUILT 2021
- DETACHED SLATE HUNG HOUSE
  - MAIN BEDROOM ENSUITE
  - LUXURY BATHROOM
- LOW MAINTENANCE SOUTH-FACING REAR GARDEN
  - PRIVATE DRIVEWAY
  - NO ONWARD CHAIN
  - EDGE OF MOORLAND
  - WELL-FITTED KITCHEN
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com



Tenure - Freehold

Council Tax Band - D

Floor Area - 1227.00 sq ft



3



2



1



B86

### Property

This is a wonderful, immaculately presented detached home built in 2021. The rooms are well-proportioned and benefit from underfloor heating on the ground floor. The accommodation briefly comprises, a wide reception hall with oak staircase and slate tiled floor, cloakroom/WC, dual-aspect living room, well-fitted kitchen/diner with sliding doors opening out onto south-facing rear garden, utility room. On the first floor is a main bedroom with ensuite, two further double bedrooms and a luxury fitted bathroom.

Outside to the front is a tarmac drive providing parking for up to three cars and to the rear is an enclosed low-maintenance south-facing garden with a large paved patio area.

### Location

This property is located in a small hamlet, on the edge of the beautiful Bodmin Moor with access to many local walks. The larger hamlet of Five Lanes, where there is a popular public house, is a short walk away. Just down the road is the attractive small village of Altarnun which hosts a little village shop, and a church. The A30 is a short drive away, providing good access east to the town of Launceston with an extensive range of local shops and businesses and then into Devon, or west further down into Cornwall.

### Accommodation Comprises

All measurements are approximate.

### Front Door

Composite front door and screen opening into:

### Reception Hallway

A welcoming area with slate tiled floor, two double glazed windows to front elevation, underfloor heating, oak staircase to first floor with cupboard below with double opening oak doors.

### Cloakroom/WC

5'3" x 3'10" (1.61m x 1.17m)

State tiled floor, double glazed window to front elevation, low level WC, pedestal washbasin with tiled splashback, extractor fan.

### Living Room

18'11" x 10'4" (5.77m x 3.15m)

A bright dual-aspect room, double glazed window to front and rear elevations, ample power points.

### Kitchen/Diner

19'8" x 10'5" (6.00m x 3.20m)

Slate tiled floor, well-fitted and extensive kitchen with range of various base units with wood-effect worktops, built-in oven and four ring hob and extractor hood over, decorative splashback tiling, one and a half bowl sink unit with mixer taps, built-in dishwasher, double glazed window to rear elevation, and slate window sill, various wall units and inset ceiling spotlights. Dining area, sliding double glazed patio doors to rear garden.

### Utility Room

5'6" x 5'2" (1.70m x 1.60m)

Full length cupboard housing large hot water cylinder, worktops, space and plumbing for washing machine, state tiled floor, double glazed door to side.

### First Floor Landing

With large double glazed window to front elevation overlooking fields, panelled radiator.

### Bedroom One

14'6" x 10'4" (4.42m x 3.15m)

A lovely bedroom with double glazed window to front elevation overlooking fields, access to insulated loft, door to:

### Ensuite

10'4" x 3'11" (3.15m x 1.21m)

Double shower cubicle, pedestal washbasin, obscure double glazed window to rear, shaver socket, low level WC, extractor fan.

### Bedroom Two

10'0" x 9'10" (3.05m x 3.00m)

Double glazed window to rear elevation, panelled radiator.



### Bedroom Three

9'10" x 9'3" (3.00m x 2.82m)

Double Glazed window to Rear elevation, panelled radiator.

### Bathroom

8'8" x 5'6" (2.66m x 1.70m)

Luxury fitted bathroom with panelled bath, low level WC, tiled walls, corner shower cubicle, heated towel rail, obscure double glazed window to front elevation.

### Outside

To the front is a private driveway with parking for up to three vehicles and paths leading through gates, to the rear, enclosed, low maintenance garden area laid with paving, a further gravelled area with garden shed, and oil tank.

### Services

Mains water, Electricity, drainage. oil central heating.

### Material Information

Verified Material Information

Council tax band: D

Council tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating







Trekerrick Farm, Trewint, Launceston, PL15 7TG



Heating features: Underfloor heating  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent,  
Three - Excellent, EE - Excellent  
Parking: Driveway  
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: B  
All information is provided without warranty. Contains  
HM Land Registry data © Crown copyright and database  
right 2021. This data is licensed under the Open  
Government Licence v3.0.

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.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Directions To Property

Leave Launceston and head to the dual carriageway and head West towards Bodmin. Proceed for about nine miles and after the Plusha service turning, take the next left hand slip road signposting Trewint, Altarnun and Five Lanes. Once you have driven beneath the A30, turn left towards Trewint, enter the hamlet and turn right to Westmoorgate, and then the property will be found on the left hand side opposite a farm gate.

## Contact Us

6a High Street  
Launceston  
Cornwall  
PL15 8ER

E: [launceston@millerson.com](mailto:launceston@millerson.com)

T: 01566 776055

[www.millerson.com](http://www.millerson.com)

## Scan QR For Material Information



Scan me!

 **Millerson**  
millerson.com