



Trecrogo Lane End
South Petherwin
Launceston

PL15 7LF

Asking Price £375,000

- Semi-Detached Three Bedroom Home
- Double Garage/Gym & Parking
- Attractive Enclosed Gardens & Summerhouse, Patio & Decking
- Home Office, Ideal For Remote Working
- Bright & Spacious Kitchen/Dining Area
- Biomass Heating System & PV Solar Panels
- Scan QR For Material Information



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 1431.60 sq ft



3



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Summary:

Located in the picturesque village of South Petherwin, Launceston, this charming semi-detached house offers a perfect blend of countryside living and convenience.

With a spacious layout and well-proportioned living areas, the home is filled with natural light, creating a warm and inviting atmosphere. It also benefits from 9 solar panels on the roof, connected to an EDF feed-in tariff, providing an additional source of electricity and a supplementary income throughout the year.

Surrounded by scenic walks and a welcoming community, this property presents an excellent opportunity for those seeking a peaceful lifestyle. Whether as a permanent residence or a holiday retreat, this delightful home is ready to create lasting memories.

Composite door into

Hallway:

Doors off

Cloakroom:

5'1" x 2'3" (1.55m x 0.69m)

uPVC double glazed window. Low level WC. Wash hand basin.

Kitchen/Dining Room:

12'7" x 12'7" (3.86m x 3.86m)

uPVC double glazed window to side and French doors to rear patio and garden. Modern fitted units comprising of cupboards, drawers and matching wall mounted cupboards. Roll ledge work surfaces. Stainless steel sink unit. Four ring hob with oven under and extractor over. Integrated dishwasher and fridge/freezer. Space for table and chairs.

Along the Hallway are various cupboards, one making a useful Utility cupboard which measures 2.13m x 0.64m and has space and plumbing for a washing machine and space for tumble dryer.

Office/Study:

15'1" x 5'1" (4.62m x 1.57m)

uPVC double glazed window to front. Good amount of power points, landline connection. Full fibre optic broadband. Making this perfect for an office.

Lounge:

16'7" max x 11'6" max (5.08m max x 3.53m max)

Spacious room with Farmhouse feature fireplace with an inset multi fuel burner. Stairs to First Floor. Opening into

Garden Room:

18'4" x 8'2" (5.61m x 2.5m)

uPVC double glazed windows overlooking the rear garden and door to patio and garden. Eco-friendly Biomass central heating boiler.

From the Lounge, stairs rise to the

First Floor Landing:

Two uPVC double glazed windows to front allowing light to flood in. Air circulation system. Linen cupboard. Doors off

Bedroom Three:

6'0" x 13'10" (1.83m x 4.22m)

uPVC double glazed window to side with lovely countryside views. Built-in cupboard.

Bedroom Two:

9'8" max x 13'9" max (2.95m max x 4.2m max)

uPVC double glazed window to rear with beautiful countryside view. Built-in wardrobe.

Shower Room:

5'6" x 3'4" (1.7m x 1.02m)

Shower cubicle. Vanity wash hand basin with cupboard under. Low level WC. Walls are clad with easy clean shower panelling.

Principal Bedroom:

12'7" max x 14'6" max (3.86m max x 4.42m max)

Dual aspect room with uPVC double glazed windows to side and rear affording picturesque far reaching views towards Bodmin Moor.

En-Suite Bathroom:

9'6" x 6'9" (2.9m x 2.08m)

uPVC double glazed window to front. Double ended panelled bath. combined vanity unit with basin and WC. Corner shower cubicle. Part tiled walls.

Outside:

Outside, the property offers off-road parking for at least two vehicles, this leads to the Double Garage.

The rear garden is particularly appealing, boasting a patio seating area that leads up to a raised composite decking space—perfect for outdoor relaxation. The remainder of the garden is laid to lawn, complemented by well-maintained shrub and flower borders. Additional features include a garden shed (8'0" x 6'0"), summerhouse (8'0" x 8'0"), an outdoor tap, and a small storage area at the front of the property.

Double Garage/Gym:

15'5" x 18'8" (4.72m x 5.7m)

Features a Garolla electric operated roller door, along with power and lighting. Well insulated. Good number of power points. Lighting.

Material Information:

Verified Material Information

Council tax band: B

Council tax annual charge: £1561.69 a year (£130.14 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Sewerage treatment plant



Heating: Central heating

Heating features: Double glazing, Solar water, and Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good

Parking: Garage, 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 area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

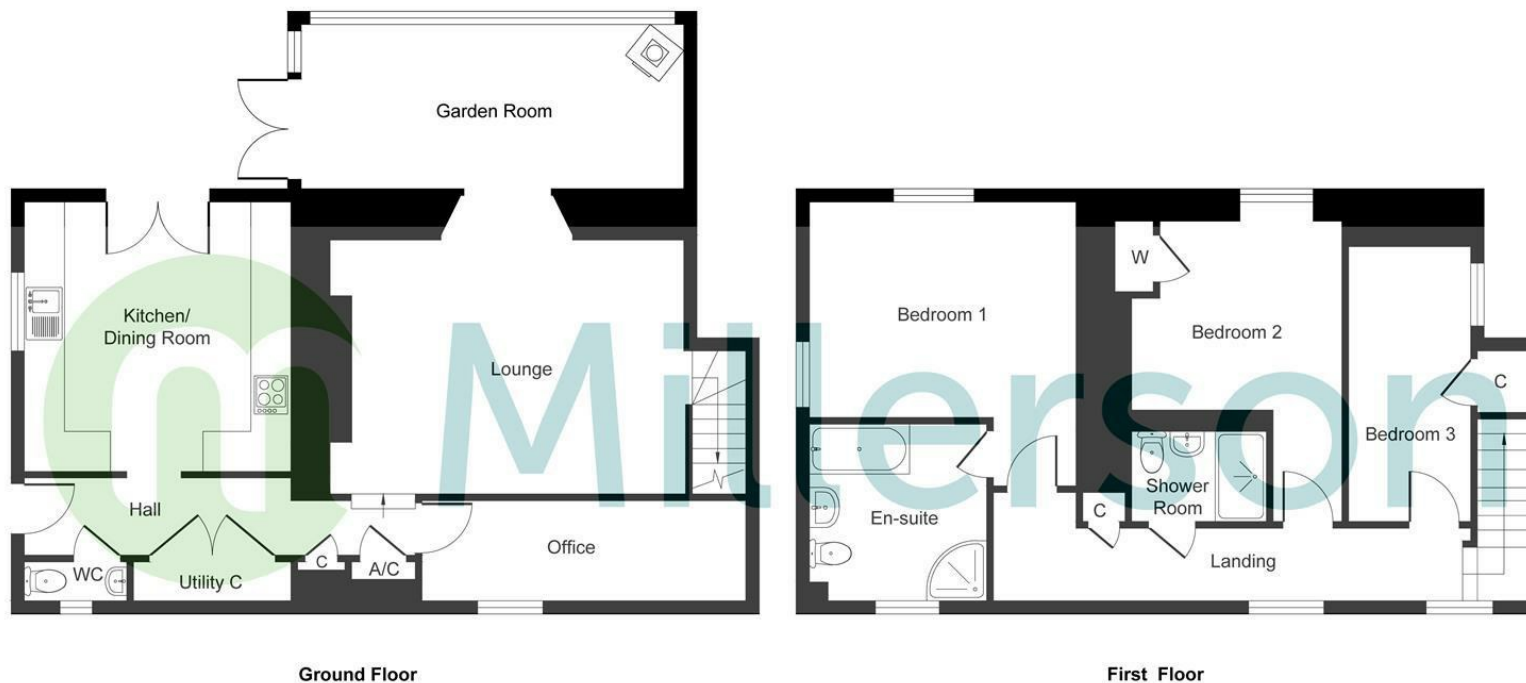
Non-coal mining area: Yes

Energy Performance rating: Survey Instructed

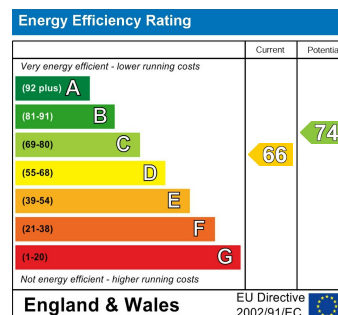
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





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