



- ONE OF A KIND
- VILLAGE SQUARE SETTING
- LOW MAINTENANCE HOME
- PRIVATE DRIVEWAY PARKING

Egloskerry, Launceston, PL15 8RU

RARE opportunity to purchase a DELIGHTFUL and completely RENOVATED DETACHED BUNGALOW which offers a COTTAGE FEEL throughout the COSY ACCOMMODATION. Ideal for FIRST TIME or INVESTOR buyers and those looking for a BOLT HOLE.

Guide Price £179,500 Freehold



Property Description

If you are looking for an easier way of life, then this compact and bijou home is ready to move straight into! Penlee was bought as a project and has recently undergone a complete and sympathetic renovation, combining some of the original features with those modern day comforts. The works in brief include a brand new slate roof, flooring and double glazed windows/doors throughout. New kitchen, bathroom, utility extension, electricals, plumbing and LPG combination boiler. The light and airy accommodation offers a double aspect open plan living space with modern kitchen and potential to install a log burner for those colder nights. One double bedroom and a small second which would be more suited as a nursery or home office. Stylish bathroom with mains fed shower over the bath and a new utility/boot room. The owners have also created a low maintenance rear courtyard garden and a private driveway for two vehicles which is a real asset for this village location.

LOCATION

Nestled within a small village square setting with a handful of other different style homes in this sought after Cornish village of Egloskerry. The village boasts a highly respected primary school, a pretty church and village hall. Launceston is only 4.5 miles with excellent amenities and shopping, including the renowned Launceston Golf Club only a short distance away. The town is right on the Cornwall/Devon border offering good access to the Cornish coast and Bodmin Moor. Benefitting from facilities including several supermarkets such as Marks and Spencer Food Hall, Tesco and Lidl, schools for all ages and well regarded local butchers and bakers. A monthly open air Market which is in the town square where you can browse the stalls and purchase local produce and crafts. From the town, Plymouth is within easy reach via the A388 being approximately 26 miles, whilst the A30 trunk road offers good access west to Truro approximately 47 miles and east to Exeter approximately 41 miles. The nearest mainline train stations can be found in Gunnislake and Liskeard, being approximately 16 and 20 miles respectively from Launceston.



THE ACCOMMODATION COMPRISES

(all measurements are approximate). All ceiling heights are approximately 8' (2.44m) offering a great feeling of open space.

Front Entrance door to:

OPEN PLAN LIVING ACCOMMODATION

15' 9" x 11' 10" (4.8m x 3.61m) Dual aspect with windows to front and side. Feature open brick fireplace with granite lintel, this could be fitted with a wood burner if so desired. A range of modern soft close base level units with worktop surfaces over and part tiling to walls. Inset sink and drainer unit with mixer tap. Space for electric cooker with canopy extractor over. Undercounter space for a fridge and freezer. Matching eye level units with further high level cupboards. TV and telephone points. Radiator. Doors to:

BEDROOM 1

10' 11" x 8' 7" (3.33m x 2.62m) Window to front. 2 television points. Radiator.

BEDROOM 2

8' 6" x 4' 7" (2.59m x 1.4m) This room is more suited as a Nursery or Home Office. Window to side. Radiator.

From Kitchen area opening to:

INNER HALLWAY

Window to side. Recess with built in rustic wooden shelving and radiator. Hatch to loft space. Opening to Utility/Boot Room and door to:

BATHROOM

7' 2" x 6' 0" (2.18m x 1.83m) Obscure glazed window to rear. Panel enclosed bath with thermostatically controlled mixer tap and shower attachment. Shower screen to side and slate effect tiling to water sensitive areas. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Extractor fan.

UTILITY/BOOT ROOM

9' 6" x 4' 1" (2.9m x 1.24m) Half glazed door to Driveway. Worktop surface with part tiling to walls. Space and plumbing under for washing machine and further space for tumble dryer. New wall mounted LPG combination boiler.

OUTSIDE

This home has its own PRIVATE DRIVEWAY, a real asset for this location and will provide parking for 2 vehicles. A front path and steps lead to the front entrance door with outside courtesy light. To the rear of the property is a pleasant walled COURTYARD GARDEN perfect for those wishing to dine outside or relax. Concealed area for the LPG gas bottles. Outside tap.

LOCAL AUTHORITY

Cornwall Council

COUNCIL TAX BAND

A

AGENTS NOTES

The green area to the front of the property is common land.


SERVICES

Mains electricity, water and drainage. LPG gas central heating.

DIRECTIONS

From Launceston proceed out of town on the A388 up St Stephens Hill, turning left signposted Egloskerry. Stay on this road for approximately 3 miles and on entering the village turn right into the square opposite the Church. The property will be the second one on the left hand side with a Millers on For Sale Board clearly displayed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G	21	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

TO ARRANGE A VIEWING PLEASE CONTACT

Launceston Office

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Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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