



Ty-Noweth



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Bathpool, Launceston, Cornwall, PL15 7NW

Launceston (A30) 8.5 miles - Liskeard 8 miles - Plymouth 21 miles

A well proportioned detached house with private driveway and rear garden, in a popular yet peaceful village setting.

- Private Driveway
- Rural Outlooks
- 4 Bedrooms/2 Bathrooms
- Tenure: Freehold
- Front and Rear Gardens
- Summer House with Power
- 2 Reception Rooms
- Council Tax Band: D

Guide Price £425,000

SITUATION

The property is located in the well respected and much sought after Lynher Valley village of Bathpool. The self contained village of Upton Cross is less than 2 miles from the property, with a well respected primary school, public house and the famous Sterts open air theatre. A more comprehensive range of facilities can be found at the former market town of Launceston, some 8 miles north of the property, with its 24 hour supermarket, access to the vital A30 trunk road which links the cathedral cities of Truro and Exeter and a wide range of sporting and social clubs. To the south, again 8 miles away, is the market town of Liskeard with similar facilities, doctors, dentists and veterinary surgeries, leisure centre, mainline railway station serving London Paddington (via Plymouth) and the A38 trunk road which links Bodmin to the city port of Plymouth.

DESCRIPTION

An individually designed and well proportioned family home, sat within a generous plot enjoying a peaceful setting and rural outlooks. There is ample parking on the private driveway and a well tended garden to the rear.



ACCOMMODATION

A front porch provides a useful space for storing coats and shoes, before entering the main hallway with wooden flooring and a ground floor cloakroom. The wooden floor continues through the sitting room and separate dining room, which are connected via a door to one end. The sitting room has an open fireplace with brick built surround and the dining room has a separate door to the rear garden. The kitchen adjoins the dining room and has a range of base and wall mounted units and a window overlooking the rear patio and pond. There are a number of integrated appliances including an electric oven with induction hob, extractor fan and dishwasher. There is LED downlighting, further space for a freestanding fridge/freezer and a door to access the rear.

The first floor presents a light and airy landing, with well proportioned bedrooms. There are 3 double bedrooms and a generous single room, currently used as a home office. Bedroom 1 has the added benefit of an ensuite shower room whilst the family bathroom services the other 3 bedrooms. This has a fitted suite with a wash hand basin, WC and a bath with shower attachment. There is an airing cupboard off the hallway, and access to ample storage space in the loft.

OUTSIDE

A gated, private driveway to the front of the property offers off road parking comfortably for 3 cars. There are 2 smaller areas of south facing lawn overlooking the pasture fields opposite, with rustic granite feature stones. There are 2 log stores and access around both sides of the house to the rear. The garage has wooden doors with a rear access as well, overhead storage, power and light connected with space and plumbing for a washing machine. To the rear is a well stocked garden, full of mature shrubs, trees, natural hedge boundaries and colourful Acers. There is a paved patio directly from the rear of the property, a feature pond and steps to the lawn. The lawn is split into 2 sections, both fenced and enjoying rural outlooks, capturing the midday and evening sun. There is a summerhouse with power and light connected, 2 further garden sheds and a number of water storing containers.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Double glazed throughout. Please note the agents have not inspected or tested these services

VIEWINGS

Strictly by appointment with the vendors' Sole Agents, Stags.

DIRECTIONS

From Launceston take the B3254 road signposted South Petherwin and Liskeard. Follow this road through the village of South Petherwin to the crossroads at Congdons Shop. Proceed straight across and continue on the B3254 through Berriobridge and Middlewood. Continue for approximately 1 mile and take the left hand turning, signposted to Bathpool. Continue into the village where the property will be found on the left hand side, identifiable by a Stags for sale board.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1368 sq ft / 127 sq m
 Garage = 150 sq ft / 9.4 sq m
 Outbuildings = 101 sq ft / 14 sq m
 Total = 1619 sq ft / 150.4 sq m

For identification only - Not to scale

First Floor

- Bedroom 2: 3.61 x 3.00 (11'10" x 9'10")
- Bedroom 1: 4.55 x 3.02 (14'11" x 9'11")
- Bedroom 3: 3.68 x 2.41 (12'1" x 7'11")
- Bedroom 4: 2.59 x 2.26 (8'6" x 7'5")

Ground Floor

- Kitchen / Breakfast Room: 4.88 x 3.00 (16' x 9'10")
- Dining Room: 5.11 x 2.90 (16'9" x 9'6")
- Sitting Room: 5.46 x 3.86 (17'11" x 12'8")
- Garage: 5.23 x 2.59 (17'2" x 8'6")
- Shed: 2.03 x 1.45 (6'8" x 4'9")
- Shed: 2.03 x 1.45 (6'8" x 4'9")
- Summer House: 2.39 x 1.68 (7'10" x 5'6")

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Stags. REF: 1047600

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		59	75
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	