



Ashfield



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Polyphant, Launceston, Cornwall, PL15 7PT

Launceston 5 miles - North Cornish Coast 14 miles - Plymouth
27 miles

A well proportioned detached bungalow set amongst mature gardens with level lawns and rural outlooks

- 4 Double Bedrooms (1 En-Suite)
- 30ft Kitchen/Diner
- Far Reaching Rural Views
- Peaceful Cornish Village
- Private Driveway and Double Garage
- Mature Well-Tended Gardens
- Tenure: Freehold
- Council Tax Band: D

Guide Price £550,000

SITUATION

The bungalow is situated within a generous plot, with wraparound gardens and a private driveway in a rural yet accessible Cornish village. Conveniently less than a mile from the A30, Polyphant is renowned for its unspoilt and quintessential village green and now has the added benefit of an everyday shop, recently opened GP surgery, Methodist Chapel and bus service. The nearby village of Lewannick has a further range of amenities including a public house, primary school, post office and village shop whilst the popular moorland public house, The Rising Sun, is approximately 3 miles away with a range of fine food and drink. Trethorne Hotel and Golf Club with its scenic and award winning 18 hole golf course is approximately 2 miles away, with the town of Launceston roughly 5 miles distant offers numerous shops, banks, boutiques, sporting and social clubs, a fully equipped leisure centre and a further 18-hole golf course, along with doctors', dentists' and supermarkets.

DESCRIPTION

A spacious and well cherished bungalow on the market for the first time in over 30 years offering well proportioned rooms, open plan living and opportunity to modernise. Set within established gardens with a large driveway, double garage and established gardens, viewings are highly recommended to appreciate the convenient yet sought after position.



ACCOMMODATION

A covered porch leads into an entrance hall with a utility room comprising a sink, work surface, storage with space and plumbing for white goods. A large 30ft long and open plan kitchen/diner has a fitted kitchen, tiled floor, windows overlooking the rear and an adjoining conservatory with doors to the level gardens. There are a number of integrated appliances including an electric hob, double oven and ample under counter cupboards, with an additional store room to one end currently used as a library. Adjoining the kitchen/diner is the sitting room with large windows overlooking the front driveway with rural views beyond. The sitting room has an open fireplace with stone surround and slate hearth, with windows to the side gardens as well.

Throughout the bungalow, all rooms are well proportioned including 4 double bedrooms, one of which is currently set up as a home office, with built in storage. The principle bedroom has an en-suite shower room, whilst the larger than average family bathroom services the 3 other bedrooms.

OUTSIDE

The property is approached by a sloping driveway from the road to an extensive area of level off road parking. The private and non-overlooked gardens that surround the property extend in total just over a third of an acre and make it the ideal space for young families or couples alike that enjoy spending time in the garden. With level lawned areas to all four sides of the property, an array of mature shrubs and trees and a mixture of natural and fenced boundaries, the gardens can really be enjoyed with changing colours throughout the seasons. Bordered by natural hedging, there is a vegetable garden in one corner of the garden whilst in the opposite, a covered wooden seating area which enjoys the far reaching rural views. The property adjoins the neighbouring farmland to the rear and the rural position creates a haven for wildlife.

SERVICES

Main electricity, water and drainage. Oil fired central heating, electric heating and open fireplace. uPVC double glazed throughout. Security alarm system. Broadband available: Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Launceston, head along Western Road and at Pennygillam roundabout, take the first left towards Bodmin. Continue westbound on the A30 for approximately 5 miles and at the dip in the road at Two Bridges, turn right signposted Polyphant and Blackhill Quarry. Continue on this road through the village green and at the T-junction opposite the Methodist Chapel, turn right. Follow this road for approximately 90m and the property will be found on the left hand side, identifiable by a Stags for sale board.

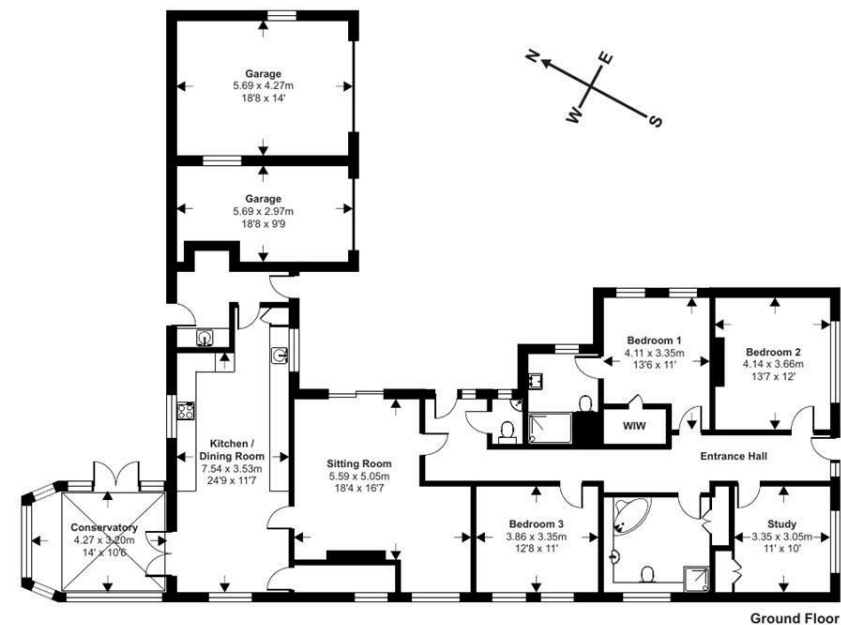
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried 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 = 1951 sq ft / 181.2 sq m
 Garage = 433 sq ft / 40.2 sq m
 Total = 2384 sq ft / 221.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			71
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1119756