



Carvean





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South Petherwin, Launceston, Cornwall, PL15 7LL

Launceston 2.9 miles - Liskeard 12.7 miles - Plymouth 25.5 miles

A spacious detached bungalow with over 1.5 acres and far reaching countryside views.

- No Onward Chain
- Approximately 1.54 Acres in All
- Sitting Room & Conservatory
- Integral Garage
- Freehold
- Detached Bungalow
- 2/3 Bedrooms
- Kitchen/Dining Room
- Off Road Parking
- Council Tax Band: D

Guide Price £550,000

## SITUATION

The property is situated in a rural yet accessible location on the outskirts of the village of South Petherwin with a well respected primary school and only 1.7 miles from the town of Launceston. The town has a wide range of facilities including 24-hour supermarket, doctors, dentists and veterinary surgeries, two testing 18-hole golf courses, fully equipped leisure centre with 25m pool and numerous sporting and social clubs. The vital A30 trunk road can be accessed at Launceston and links the Cathedral Cities of Exeter and Truro.

## DESCRIPTION

A spacious detached bungalow with versatile accommodation, set within its own grounds and benefitting from an adjoining paddock and impressive far reaching countryside views.

## ACCOMMODATION

Front door leads into a generous entrance hall with storage cupboards and doors off to the reception rooms, kitchen, bedrooms and shower room.





The spacious sitting room enjoy a most pleasant aspect over the land and benefits from a decorative stone fireplace housing a gas fire (LPG) and double doors out to the conservatory which enjoys a delightful outlook over the garden, land and enjoys the far reaching views the property has to offer.

The open plan kitchen/dining room comprises a range of wall mounted cupboards, base units and drawers, inset sink, built in double oven, electric hob, oil fired Rayburn, space for appliances, serving hatch to bedroom 3/reception room, useful built in storage cupboards and a dining area. Sliding doors lead out to the garden and a further door through to the utility room.

The utility room provides additional space for appliances, sink and leads to a WC and the integral single garage.

There are 3 double bedrooms with bedroom 2 benefitting from built in wardrobes and bedroom 3 currently used as a dining room. Bedroom 1 is a spacious dual aspect double bedroom with a wash hand basin.

The accommodation is completed by a shower room with a shower, WC, wash hand basin and an airing cupboard.

## OUTSIDE

The property is approached by it's own tarmac drive which leads to the front of the property and a generous area of parking for numerous vehicles.

The gardens which are predominantly laid to lawn are a real feature of the property and wrap around the bungalow, boasting an array of flowers, mature shrubs, an ornamental pond and a patio tarrace which overlooks the adjoining paddock.

The paddock has it's own road access and is gently sloping.

In all the property extends to approximately 1.54 acres.

## SERVICES

Mains electricity and water. Private drainage via a septic tank. Heating provided via an Oil fired Rayburn, LPG bottled gas fireplace and Economy 7 night storage heaters. Broadband availability: Ultrafast and 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 vendor's sole appointed agents, Stags.

## DIRECTIONS

From Launceston take the B3254 south towards Liskeard. Continue through South Petherwin passing the church on the right hand side and continuing out of the village. After approximately 0.3 miles take the right hand turning, signposted Kennards House and the property is the first on your left.

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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.

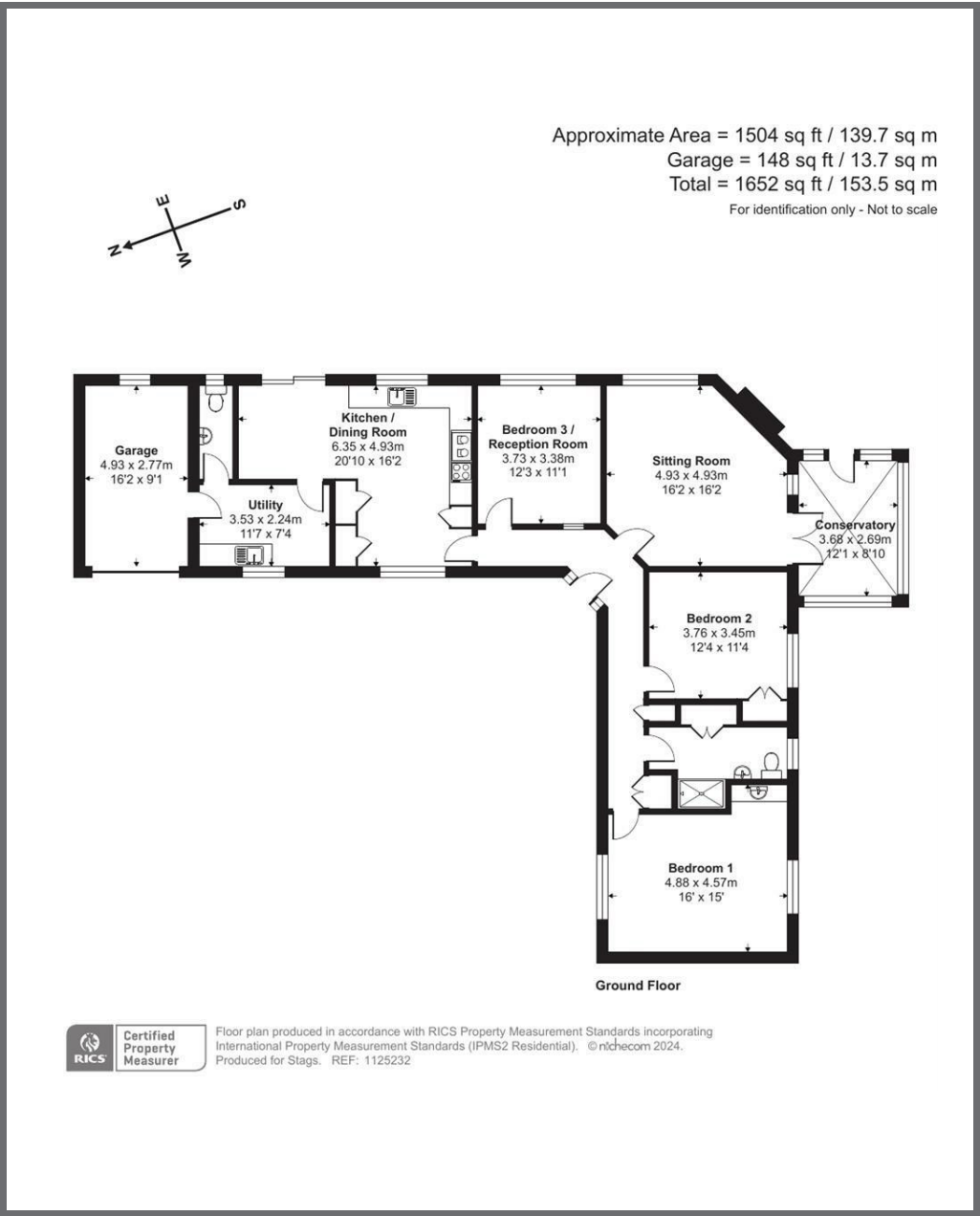


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>71</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	<b>34</b>		
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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