



Sunholme



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St. Stephens Hill, Launceston, Cornwall, PL15 8HW

Town Centre 0.9 miles - Bude 18 miles - Exeter 44 miles

A detached bungalow presented in excellent decorative order with a detached garage, private driveway, lawned gardens and a spectacular view

- Immaculate Decorative Order
- Utility Room
- 4 Bedrooms in Total
- Far Reaching Views
- Tenure: Freehold
- Garage and Private Driveway
- Range of Integrated Appliances
- Adaptable Layout
- Well Stocked Gardens
- Council Tax Band: D

Guide Price £425,000

SITUATION

The bungalow enjoys a private and peaceful setting along a no-through driveway, in an elevated position on the fringes of Launceston. St Joseph's School and St Stephens County Primary School are both within a mile, along with the nearest shop and public house, The White Horse Inn. Within and around the town, there are a further range of amenities including doctors', dentists' and veterinary surgeries, supermarkets, M&S Food Hall, a fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. There is easy access on the edge of the town to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. To the north is the coastal resort of Bude with its sandy beaches and cliff walks.

DESCRIPTION

A detached bungalow in a peaceful setting along a private, no-through road situated on the outskirts of Launceston and presented in excellent decorative order throughout. It is understood that the property was built in the 1950's and successfully extended in the 1980's, of block and pebbledash render with a slate roof and is fully double glazed with uPVC units. The adaptable and well proportioned accommodation offers the space for a separate guest suite with an additional single bedroom for those needing to work from home. There is ample off road parking, a detached garage and generous areas of well maintained gardens.



ACCOMMODATION

The property is well positioned to enjoy it's southerly facing aspect, enjoying the natural light that floods in through large windows on the front elevation. A covered veranda with a brick effect seating area is the perfect spot to enjoy the views over Launceston and it's Castle. The entrance hall leads through the bungalow with a large sitting room on the right, boasting a bay window at the front, a gas fireplace and space to the opposite end for a dining table and chairs. The kitchen/breakfast room is fitted with a complete range of modern appliances, various base and wall mounted units and polished granite work surfaces including the island. There is a SMEG cooker with matching extractor fan, Siemens dishwasher, dual Neff fridges, full height AEG freezer, Bosch microwave and a stainless steal sink with fitted Maxmatic waste disposal. The kitchen island has space for seating for four, storage and electric points for plug in appliances. The adjoining utility room has an integrated Bosch washing machine with separate Baumatic tumble dryer, a slimline sink and door to the rear patio.

The ensuite bedroom adjoins the kitchen, and with built in storage and an ensuite shower room, perfectly suited as a separate guest suite to the rest of the accommodation, if not used as the principle bedroom. There are 2 additional double bedrooms, both with far reaching views and built in wardrobes, whilst the smaller single bedroom could possibly be used as a study/office with built in storage and shelving. The family bathroom is tiled with a stylish suite including a shower over the bath, sink and WC.

OUTSIDE

The property is approached via a no through lane which provides access to 7 other residential properties. Identifiable with feature antique granite mill stones is the gated driveway, with parking for 2-3 cars in front of the garage and additional space in front of the gates. The garage has an up and over door, with power and light connected with a concrete base. The property is well positioned with a southerly aspect, enjoying views from the covered seating area and adjoining lawn, towards Launceston town and Castle. The adjoining lawn gently slopes to a levelled area, bordered by a well stocked bed of shrubs. A paved pathway with matching flower beds (currently laid to gravel for ease of maintenance) border the property to 2 sides, with an additional paved patio at the rear. Opposite the property is an additional area of lawned garden, with paved pathways and 2 generous garden sheds. There is a productive cooking apple tree in the centre, with a pear tree and further mature shrubs set amongst landscaped flower beds. This area is secured with wooden fencing, natural boundaries and additional wired fencing.

SERVICES

Mains electricity, water and drainage. Mains gas central heating. The property benefits from a mechanical ventilation heat recovery (MVHR) system throughout. Broadband availability: Ultrafast, Superfast 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 vendors' appointed agents, Stags.

DIRECTIONS

From Stags office in Launceston, head down St Thomas Road, passing the castle on the right-hand side. Go through Newport, passing the Greenaways BP garage on the right hand side and at the mini roundabout, take the 3rd exit passing the White Horse Public House. At the 2nd roundabout, take the first exit and proceed along this road for 0.6 miles, passing St Stephens Primary School on the left hand side. At the T junction, turn left and proceed down St Stephens Hill for approximately 160m where the entrance to the no through driveway will be on the left hand side, just before the no entry signs.

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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.

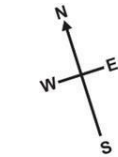


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

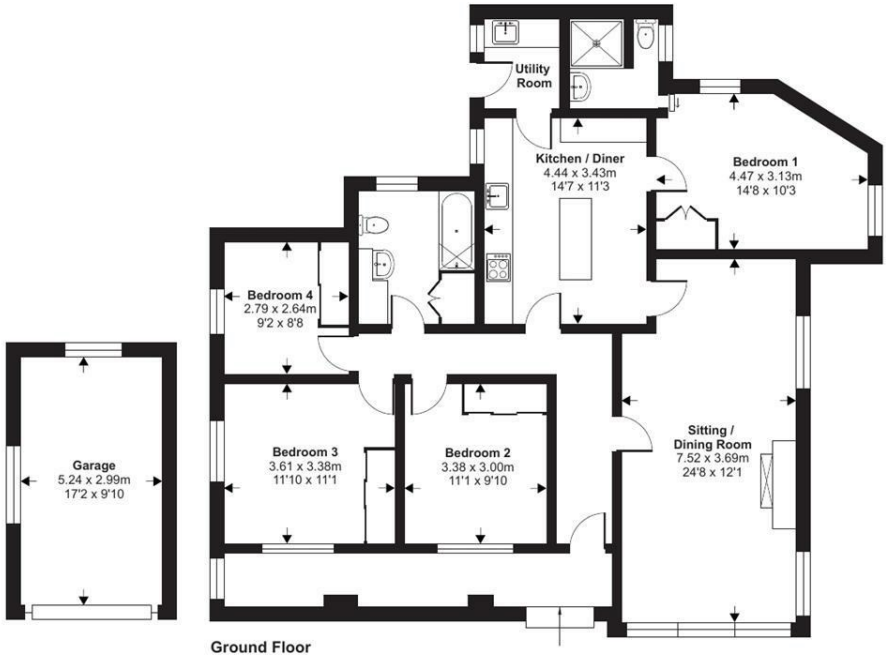
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Approximate Area = 1369 sq ft / 127.1 sq m
Garage = 169 sq ft / 15.7 sq m
Total = 1538 sq ft / 142.8 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.
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