



Lawn House





# Lawn House

Lawhitton, Launceston, Cornwall, PL15 9NQ

Launceston (A30) 2 miles - Plymouth 23.6 miles - Exeter - 43 miles

A well proportioned family home in a peaceful and sought after rural village with stunning outlooks to Dartmoor

- No Onward Chain
- Peaceful Village Location
- Stunning Views to Dartmoor
- Wrap Around Gardens
- Ample Parking and Garage
- 4 Bedrooms
- Tenure: Freehold
- Council Tax Band: E

Guide Price £499,950

## SITUATION

The property is positioned within the peaceful and highly sought after rural village of Lawhitton, almost directly opposite the village green and The parish church of St Michael. Lawhitton lies less than 3 miles south east of Launceston and is renowned for its peaceful and unspoilt village atmosphere, popular for those looking for a quieter way of life. The town of Launceston has a diverse range of services, amenities and educational facilities including private and secondary schooling to A-level standard. Lawhitton is also considered by many looking to relocate closer to Tavistock, being only 11 miles to the south east and offering all the facilities associated with a thriving market town. In addition, there is the well respected Mount Kelly College public school and access to the majestic Dartmoor National Park with its extensive outdoor leisure facilities.

## DESCRIPTION

A detached family home offering flexible and well proportioned accommodation with stunning rural outlooks. The property offers 3 reception rooms, 4 bedrooms and ample off road parking. The property is believed to have been originally constructed in the 1800's of natural stone under a slate roof. Overtime, it has been successfully extended with block construction and is fully double glazed with uPVC units throughout. Set amongst a generous plot with wrap around gardens, viewings are highly recommended to appreciate the enviable position.





## ACCOMMODATION

The property throughout combines a number of character features with more modern day conveniences, such as wooden floors in the welcoming entrance hall which has a useful understairs storage cupboard. The sitting room has exposed wooden floor with a wood burner and doors to the side lawn. A separate reception room/snug provides a cosy atmosphere enjoying rural outlooks, with an adjoining hardwood conservatory overlooking the front gardens and back towards the Church. The kitchen has been upgraded with a more modern range of fitted units including a large fitted pantry, extractor fan and microwave with ample space for a cooker, dishwasher and fridge/freezer. With contemporary work surfaces and tiled splashbacks, the kitchen enjoys a south easterly aspect and the same rural outlooks to Dartmoor. A most useful utility space adjoins the kitchen with further space and plumbing for white goods, a rear cloakroom with W/C, a separate door to the garage and a stable door to the rear garden.

The first floor presents the 4 bedrooms, with a family bathroom and a separate shower room servicing all of the bedrooms. Bedroom 1 offers built in wardrobe space whilst bedroom 2 of a similar size offers ample space for furniture and far reaching rural outlooks.

## OUTSIDE

The property is approached via an 'in and out' driveway, with two gated accesses to the brick paved driveway for ample off road parking for 4-5 vehicles. Areas of lawn and well stocked flower beds either side provide a colourful approach to the house, whilst a larger area of level lawn on the opposite side of the main driveway provides a natural buffer from the road through the village. Pathways either side of the property lead to the rear, with side and rear patio areas facing southwards and boasting fine rural outlooks towards Dartmoor. Access from the utility to the rear patio leads to steps down to the main area of lawned garden, stocked with a range of mature shrubs and trees. With a formerly used greenhouse, small garden pond and facing southwards, the garden would undoubtedly be a fantastic space although would benefit from some further landscaping to enhance the area. The double garage has power and light connected with an electric roller door and additional store rooms at the rear.

## SERVICES

Mains water, electricity and drainage. Oil fired central heating, wood burning stove and storage heaters. Broadband availability: Superfast and Standard. Mobile signal coverage: Voice and Data Limited availability (Information via Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWINGS

Strictly by appointment with the vendor's appointed agents Stags.

## DIRECTIONS

From Launceston take the A388 towards Callington and Plymouth. After the roundabout, continue for approximately 0.25 miles and take the left hand signpost to Stourscombe/Lawhitton. Continue along this road for approximately 1 mile, passing Launceston Cricket club on your left hand side, then take the next left hand turning signposted Lawhitton. Continue down the hill into the village and shortly after the Church on the left hand side, the property will be on the right identifiable by a Stags for sale board.


what3words.com: ///match.snug.holds





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>68</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>32</b>	<b>68</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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