



Trekensa

Trekensa, 6 Hawks Tor Drive

Lewannick, Launceston, Cornwall, PL15 7QY

Village Centre 0.3 miles - Launceston 5.6 miles - Plymouth 24 miles

A 3 bedroom bungalow in an enviable position overlooking neighbouring pastureland to the rear with a private garden, large driveway and garage

- Rural Outlooks
- Enviably Position
- 3 Bedrooms
- Garage and Large Garden Shed
- Tenure: Freehold
- Private Enclosed Rear Garden
- Sought After Village Location
- Kitchen/Breakfast Room
- Walking Distance of Village Amenities
- Council Tax Band: C

Guide Price £275,000

SITUATION

The bungalow is well positioned amongst a cluster of bungalows overlooking the neighbouring pastureland to the rear and with a direct view towards Lewannick Church. Situated within the sought after residential area, Hawks Tor Drive, the property is within level walking distance of the village amenities including the Post Office/general stores, village hall, well respected primary school and popular village pub, The Archer Arms. The A30 trunk road is less than a mile from the property and links to the former market town of Launceston where there is a wider range of shopping facilities. The city port of Plymouth is approximately 27 miles from the property with an excellent range of shopping facilities and services, whilst the rugged coast of North Cornwall is approximately 18 miles away.

DESCRIPTION

A 3 bedroom bungalow offered for sale in good order throughout and with no onward chain. The property is understood to have been constructed in the early 1970's, of block construction merging partially slate hung gables either end and feature exposed stonework under a tiled roof. The property has been extended to the rear with a conservatory. The majority of the property has uPVC double glazed windows, with the exception of one original single glazed wooden unit and the conservatory. There is a large driveway offering parking for 3-4 vehicles, a garage and a private rear garden overlooking the neighbouring farmland.



ACCOMMODATION

A covered side porch runs the length of the bungalow and provides access to the property, the garage and the rear garden. The kitchen has a range of base and wall mounted units with a tiled splashback, a Russell Hobbs extractor fan and space for a freestanding cooker, washing machine and dishwasher. There is built recess storage space for a fridge/freezer and separate shelving, along with space for a dining table and chairs. The sitting room adjoins the kitchen, has a multi-fuel burning stove centrally positioned and a bay window to the front overlooking the driveway. There are 3 bedrooms in total, both double bedrooms are located at the rear of the property and bedroom 2 has an adjoining conservatory with a tiled floor. Bedroom 3 is a generous single bedroom, or has previously been used as an office/study. The family bathroom has a large walk in shower cubicle, a WC, sink with vanity unit and mirrored wall mounted cabinet.

OUTSIDE

The property is set within a level plot with ample parking on the private driveway for 3-4 vehicles. There is a single garage with power and light connected that adjoins the neighbouring garage. To the rear of the garage is a garden shed with power and light also connected and a rear garden mainly laid to lawn. A mature beech hedge defines the boundary to one side, with a post and wire fencing to the rear separating the bungalow from the neighbouring pasture field. Various shrubs have been planted throughout the gardens which continue to the side of the property, through a wooden gated side entrance leading back to the front driveway.

SERVICES

Mains electricity, water and drainage. Central heating via bottled gas and combi boiler installed approximately 5 years ago along with multi-fuel burning stove also installed 7 years ago. Broadband availability: Ultrafast and Standard, Mobile signal coverage: Voice and Data limited availability (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 prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Launceston, head west on the A30 towards Bodmin and after approximately 5 miles, take the left hand exit signposted Lewannick. Follow the slip road to the T-junction and turn left again and continue into the village of Lewannick. At the junction with the Archer Arms on the left hand side, follow the road to the right signposted Callington and North Hill, passing the church on the left. Continue on this for for approximately 360m and turn right into Hawks Tor Drive. At the junction, turn left and the property will be positioned at the far end almost directly in front.

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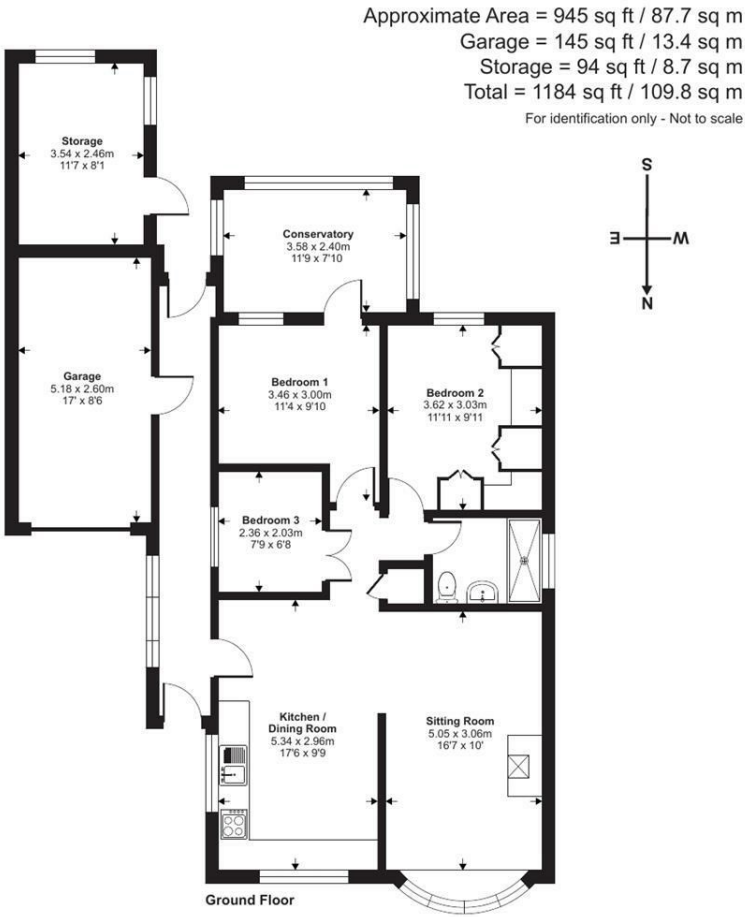
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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