



St Giles House



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St. Giles-On-The-Heath, Launceston, PL15 9RT

Launceston 4.8 miles - Holsworthy 9.2 miles - Exeter 40.7 miles

A detached family home presented in excellent decorative order with spectacular countryside views

- Popular Village Location
- Countryside Views
- 4 Bedrooms
- 4 Reception Rooms
- Garden and Terrace
- Off Road Parking and Garage
- Council Tax Band: F

Guide Price £550,000

SITUATION

The property is well positioned, on the edge of the thriving and popular village of St Giles on the Heath only a few miles from the Cornwall/Devon border. The highly sought after village offers a village store, well respected public house, primary school, good community spirit and various amenities. The nearby town of Launceston (4.8 miles) has a more extensive range of shopping, leisure and health facilities. The A30 dual-carriageway (3.8 miles) gives access to the further town of Okehampton with a trainline to Exeter. At Exeter there is access to the M5 network, main line railway station serving London Paddington and an international airport.

DESCRIPTION

A detached 4 bedroom house offering spacious and flexible accommodation across 3 floors with a double garage, private driveway, lawned gardens and terrace that enjoys wonderful views across the adjoining countryside.



ACCOMMODATION

Front door into the entrance hall with a doorway through to the entertaining area with patio doors out to the terrace and a door through to the kitchen/dining room. The kitchen comprises a range of base and wall units, induction hob with extractor over, integral eye level double oven, sink and space and plumbing for appliances with a large picture window to one end capturing the delightful views. From the kitchen is a door to the garden and through to a further reception room currently being used a home gym. From the hallway there are two bedrooms, an office, shower room and a utility room.

The first floor comprises a light and spacious sitting room with two storage rooms and dual aspect windows taking in the wonderful views. A door from the sitting room leads through to bedroom 1 with an ensuite bathroom, built in storage and sliding doors.

The lower ground floor offers an additional living space, bedroom 4 and bathroom. There is a door to the garden creating its own access, ideal for those looking for multigenerational living.

OUTSIDE

The property is approached via the driveway providing ample off road parking in front of the double garage with electric overhead door. The gardens are mainly laid to lawn with mature tree and shrub borders and flower beds. To the rear of the property is a large decked terrace and patio ideal for outdoor dining and entertaining whilst enjoying the views.

SERVICES

Main electricity, water and drainage. Oil fired central heating. Solar panels with rechargeable lithium-ion battery. Broadband availability: Superfast and Standard ADSL, 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

What3words.com - ///forest.inhales.ringside



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		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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