



Apple Cottage



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Orchard Close, Launceston, Cornwall, PL15 8FG

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

A well presented and highly energy efficient family home in a favoured area of Launceston.

- Air Source Heat Pump
- EPC Rating - B
- Low Maintenance Gardens
- Open Plan Kitchen/Diner
- Tenure: Freehold
- Owned Solar Panels
- Ample Storage and Parking
- Full Fibre Broadband
- Pleasant Outlooks
- Council Tax Band: D

Guide Price £450,000

SITUATION

The property is situated in an elevated position off of St Stephens Hill, within the conservation area of Launceston on the fringes of the town. 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. Launceston Town offers a comprehensive range of educational, leisure and shopping facilities along with a doctors', dentists' and veterinary surgeries. There are two testing 18-hole golf courses including Launceston Golf Club, roughly half a mile from the property. Accessible to the A30 which links the Cathedral cities of Truro and Exeter, Launceston is also within reach of the rugged North Cornish Coastline only 16 miles north.

DESCRIPTION

A detached family home offering a modern layout with the comfort of four double bedrooms including a principle en-suite. The property was completed in 2012 with a modern timber frame and block construction, a natural slate roof and partially slate hung front elevation finished with double glazing throughout, underfloor heating on the ground floor via air source pump and privately owned solar panels benefitting from the remainder of a feed-in-tariff.



ACCOMMODATION

Directly from the level driveway, the front porch leads into the main entrance hallway to the accommodation throughout the ground floor. There is an open plan kitchen/diner, showcasing a range of fitted units including a large pull-out pantry, bottle rack, space and plumbing for a dishwasher and a freestanding Rangemaster cooker (available by separate negotiation). There is ample space for table and chairs to one end, with LED downlighting and French doors which open to a decked sun terrace and a separate side access to the garden. The sitting room enjoys outlooks down the garden with doors connecting to the decked terrace. The ground floor is complete with a bedroom 5/home office, and a utility room with a WC and sink, space and plumbing for white goods, an airing cupboard and under stair storage cupboards.

The first floor presents four spacious bedrooms with the principle bedroom having a stylish en-suite shower room with recently upgraded walk in power shower. All bedrooms have hardwired ethernet points and TV aerials, with three of the bedrooms benefitting from built in wardrobes. The family bathroom services the rest of the bedrooms with a fully fitted suite including a P-shaped bath with power shower over.

OUTSIDE

The property is approached via a private driveway with parking for several vehicles and a freestanding timber garage/workshop with power and light connected. There is a detached block built garage with power and light connected and an additional garden shed with power. The garden has been well-designed to create low maintenance areas that can be enjoyed all year round, with a decked terrace, patio areas for seating and a timber garden studio with power and light also connected. Positioned to enjoy direct views towards Launceston Castle, the garden room has power and light also connected, lending itself perfectly for those looking to work from home or for a creative studio.

SERVICES

Mains electricity, water and drainage. Underfloor heating via air source heat pump throughout ground floor, radiators throughout first floor. Privately owned solar panels. Broadband availability: Superfast, Ultrafast and Standard ADSL. Mobile signal: Voice and Data available (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 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 2nd exit. Proceed up St Stephens Hill for approximately 190 meters where the entrance to Orchard Close will be on the right hand side. Proceed along this driveway where the property will be located on the right.

what3words: ///snack.fatigued.cyber



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.

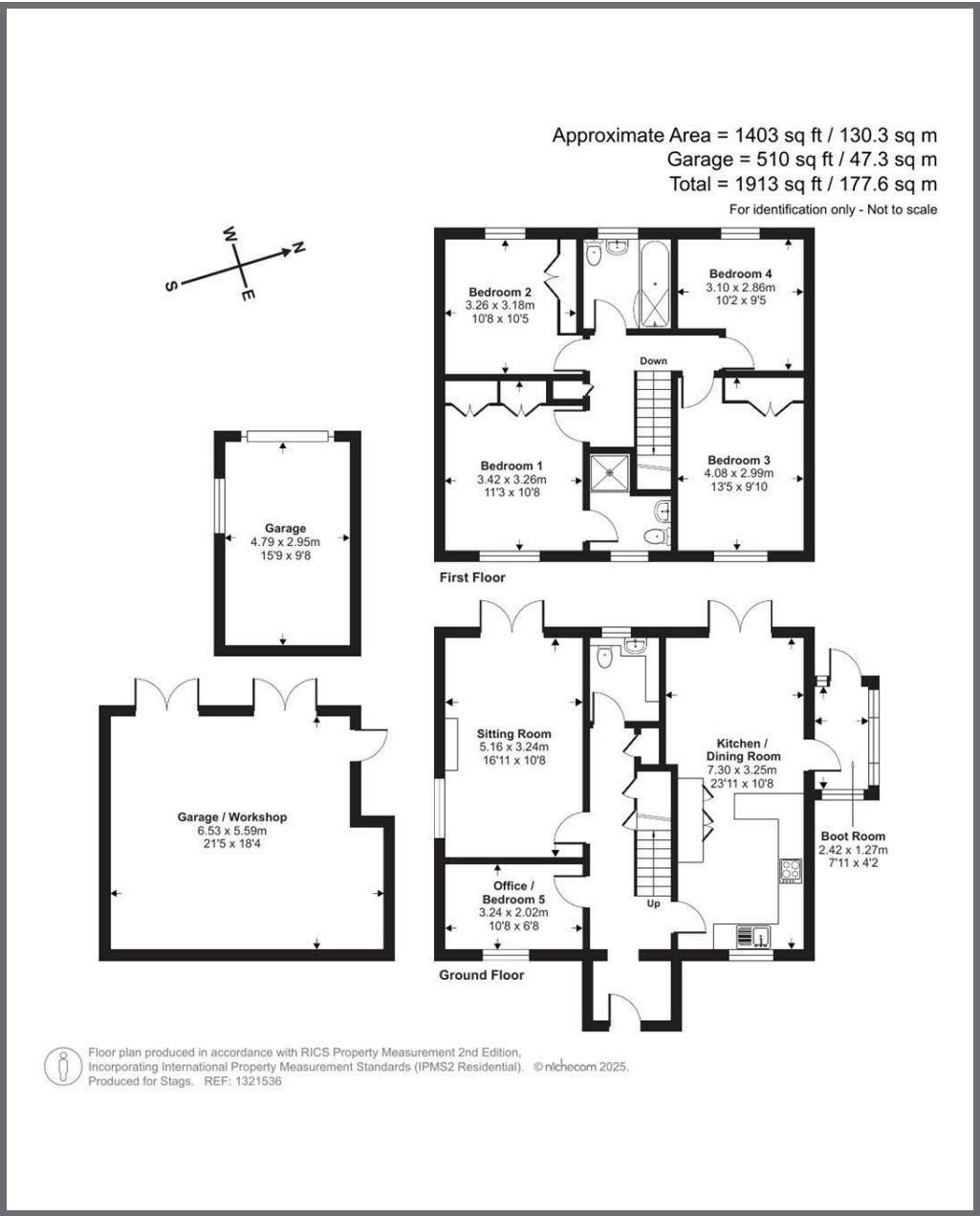


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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