



The Orchard



The Orchard

Polyphant, Launceston, Cornwall, PL15 7PS

Launceston 5 miles - North Cornish Coast 14 miles - Plymouth
27 miles

An exciting opportunity with scope to refurbish throughout, a detached bungalow with double garage in a spacious plot

- No Onward Chain
- Detached Bungalow
- Double Garage
- Scope to Renovate and Modernise
- Tenure: Freehold
- Approximately 0.3 acre plot
- Off Road Parking
- Front and Rear Gardens
- Walking Distance of Village Shop
- Council Tax Band: E

Guide Price £350,000

SITUATION

The property is well situated in a most enviable and private position, just off the quintessential village green of Polyphant. The village is less than a mile from the A30 and has an everyday shop, a GP surgery and Methodist Chapel. The nearby village of Lewannick has a further range of amenities including a public house, primary school, post office and village shop whilst the popular moorland public house, The Rising Sun, is approximately 3 miles away with a range of fine food and drink. Trethorne Hotel and Golf Club with its scenic and award winning 18 hole golf course is approximately 2 miles away, with the town of Launceston roughly 5 miles distant offers numerous shops, banks, boutiques, sporting and social clubs, a fully equipped leisure centre and a further 18-hole golf course, along with doctors', dentists' and supermarkets.

DESCRIPTION

A spacious and well proportioned detached bungalow in need of renovation and modernisation throughout, giving buyers an exciting opportunity to put their own mark on the property and add value. The property is understood to have been constructed in 1974 of timber frame faced with stone and rendered block, and is now being offered to the market for the first time in over 40 year with no onward chain.



ACCOMMODATION

Steps from the driveway lead to the front entrance, into a spacious hallway that runs through the bungalow. The dual aspect sitting/dining room has a decorative stone fireplace housing a gas fire and windows overlooking the front driveway and side garden. The kitchen currently has a range of base and wall mounted units with space for various appliances and a door to the rear terrace and garden. The bungalow offers well proportioned accommodation throughout including 3 double bedroom all benefitting from built in storage. The accommodation is completed by a bathroom with a bath with a shower over, WC and a wash hand basin. A separate WC with hand wash basin is conveniently located next to bedroom 3.

OUTSIDE

The property is approached via a lane through the quintessential village green, full of everchanging colour throughout the seasons. Approached via a gated entrance to a large driveway, the property has space for a number of vehicles and scope to create more if required. There is a detached double garage with power and pathways either side of the bungalow to the rear lawn. In total, the plot size extends to approximately 0.3 acres.

SERVICES

Mains electricity, water and drainage. Oil fired central heating and gas fireplace. Broadband availability: Standard ADSL, Mobile signal coverage: 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 vendor's sole appointed agents, Stags.

DIRECTIONS

From Launceston, head along Western Road and at Pennygillam roundabout, take the first left towards Bodmin. Continue along the dual carriageway for approximately 5 miles and at the dip in the road at Two Bridges, turn right signposted Polyphant and Blackhill Quarry. Continue on this road to the centre of the village green and turn right immediately after the red telephone box. Follow this track turning right towards the gated entrance where the property will be identifiable by a Stags For Sale board.

what3words.com: ///foster.motoring.beans



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.

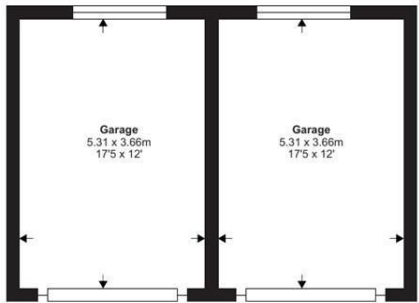


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		40	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1246 sq ft / 115.7 sq m
Garages = 418 sq ft / 38.8 sq m
Total = 1664 sq ft / 154.6 sq m
For identification only - Not to scale



GARAGE 1 / 2



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1217507