

D. R. Kivell
COUNTRY PROPERTY

Minions View
Coads Green, Cornwall





Minions View

Coads Green, Launceston, Cornwall, PL15 7LY

Launceston 7 miles · Plymouth 22 miles · Truro 45 miles · Exeter 50 miles

 4 Bedrooms  4 Reception Rooms  EPC C76

Impressive and spacious 4 bedroom individually designed detached house with annexe potential, finished to a high standard, underfloor heating, air source heat pump, Solar panels. Large open plan kitchen / dining room, garage and games room, stunning far reaching views . Easily accessible location.

Minions View is conveniently located on the edge of the popular village of Coads Green, which has a primary school, village hall and a monthly Farmers market. The A30 can be accessed 4 miles to the north west at Plusha. Launceston 7 miles to the north east offers further day to day facilities, individual shops, supermarkets, recreational facilities, private and state schools. Plymouth is 22 miles south east, Truro 45 miles to the south west and Exeter is 50 miles to the north east.

Minions View built in 2015, is an impressive and spacious 4 bedroom individually designed detached house with annexe potential, finished to a high standard, large open plan kitchen / dining room, wood effect uPVC double glazing, air source heat pump central heating, underfloor heating and photovoltaic panels.

The accommodation briefly comprises; Part glazed uPVC wood effect door with side glass panel leads into; Large Entrance Hall; wood effect laminate flooring, Cloak Cupboard; coat hooks, shelving for shoes. French wooden framed oak glazed doors open to; Sitting Room; A spacious triple aspect room, far reaching views over neighbouring farmland, rear patio, the front garden and Caradon beyond, multi fuel stove, slate hearth, oak mantel, sliding glazed doors to rear garden. Study / snug / Bedroom 5; window to rear. Kitchen / Dining Room; Large open plan room, wood effect laminate flooring, fitted wall and base units under granite worksurfaces, central island, induction hob, inset ceiling extractor, space for American style fridge / freezer, integral wine cooler and Neff dishwasher, electric Neff oven, Neff microwave, inset sink with drainer, views to Caradon. Walk in pantry; storage shelving, Utility Room; Fitted wall and base units, laminate roll top worksurfaces, space and plumbing for washing machine and tumble dryer. Cloakroom; w/c, wash hand basin and obscure glazed window. Connecting Porch; Glazed windows and doors to either side, access to side drive and rear Patio, Door to; Games Room; Annexe potential, underfloor heating, understair

storage cupboards. Shower room; Corner Shower, electric shower; wash hand basin, w/c. Stairs rise to first floor; Cinema Room / Work from home office; potential annexe bedroom, reduced eaves height, eaves storage, radiator, window. Integral Garage; Electric up and over door, power and light connected, fitted wall and base units, window to rear.

From the entrance Hall: Stairs rise to First Floor; Spacious landing providing a workspace, feature large arch window above the staircase, solid oak banisters, loft hatch, Master Bedroom; a dual aspect room, fitted wardrobes, views across neighbouring farmland to Caradon Hill. En suite; Tiled floor, full width shower, w/c, wash hand basin, arch opening to; Dressing room, window with views over front garden and Cardon beyond. Family Bathroom; Tiled floor, double ended contemporary bath, double width shower enclosure with rain head shower head, vanity unit, wash hand basin, w/c, heated towel rail. Walk in airing cupboard; hot water cylinder, shelving. Bedroom 2; fitted wardrobe, a dual aspect double room with views over neighbouring farmland to Kit Hill and to Caradon, Bedroom 3; Double room, fitted wardrobes, views over the garden to Dartmoor beyond. En suite; Tiled floor, shower enclosure, wash hand basin, w/c, Bedroom 4; Double Bedroom, built in wardrobes, views over the front garden to Caradon beyond.

The boarded loft runs the full length of the house which has the potential to create further bedrooms.

Outside

The property is approached off a parish lane onto a tarmac drive providing ample parking, leading to the garage a the side of the house. A large lawn borders the drive to one side and a log store and EV charging point to the other side. At the front of the house is a paved patio which is ideal for alfresco dining and entertaining whilst taking in the views toward Caradon Hill. A paved path leads to the side of the house through a gated entrance to the enclosed rear garden, where there is a spacious patio, covered area with a wooden pergola and canopy hot tub area. Steps lead to a further patio and terraced lawns with a flowerbed border and storage shed. Far reaching views across the neighbouring farmland to the moors beyond







Services

Water	Shared Mains
Drainage	Private Septic tank
Electricity	Mains
Heating	Air Source Heat Pump & Multi Fuel Stove in Sitting Room
Renewables	5 KW solar panel array with Feed in tariff (FIT)
Telephone	Open Reach Connection www.checker.ofcom.org.uk
Broadband	FTTP (Fibre to the property) Open Reach Connection. www.checker.ofcom.org.uk
Mobile Signal	checker.ofcom.org.uk
Council Tax Band	E
EPC	C76

Local Authority

Cornwall County Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. 0300 1234100

Tenure

The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements

Accompanied viewings are strictly by appointment with D. R. Kivell Country Property 01822 810810.

What3words Location Finder

///sulky.cemented.daylight

Directions

From Launceston follow the A30 towards Bodmin and at the Plusha junction take the B3257 towards Callington. Proceed for approximately 5 miles to Coads Green continue through the village, taking the first right turning to Tremollett / Bathpool. Continue on this road for approximately 80 yard, Minions View is on the left.

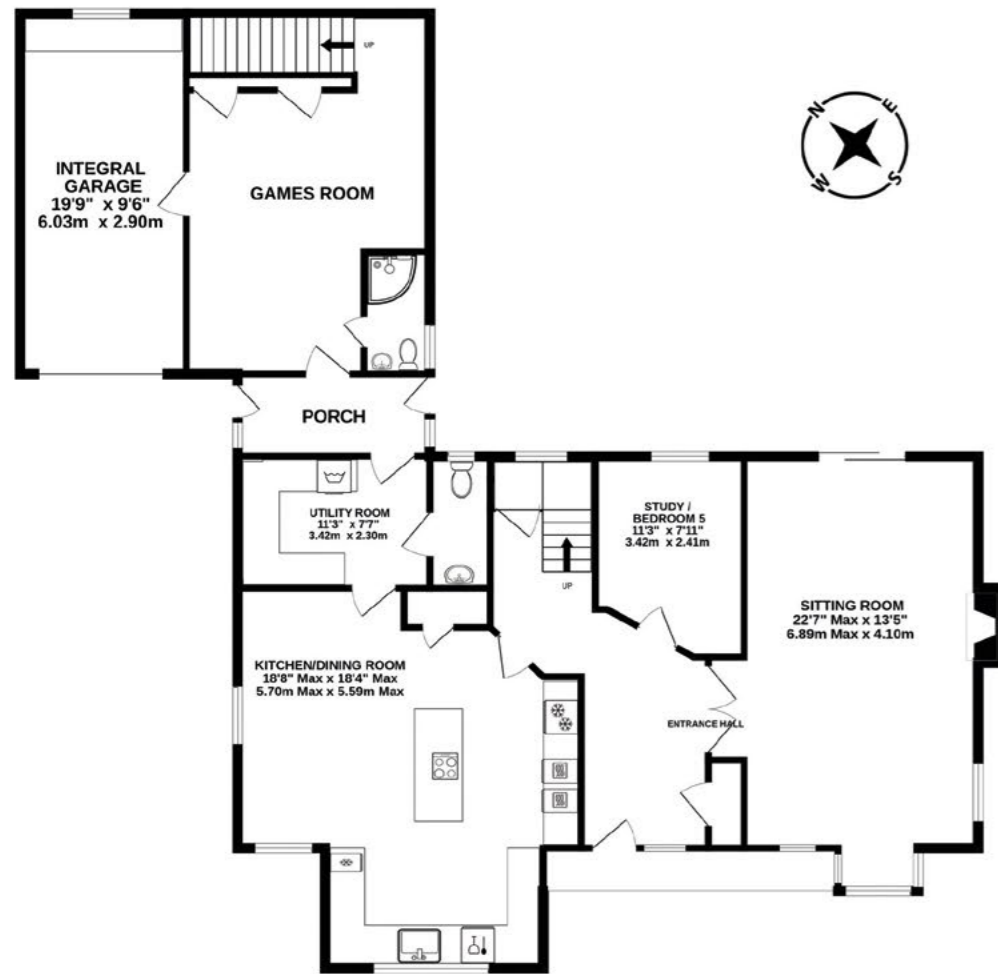
Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



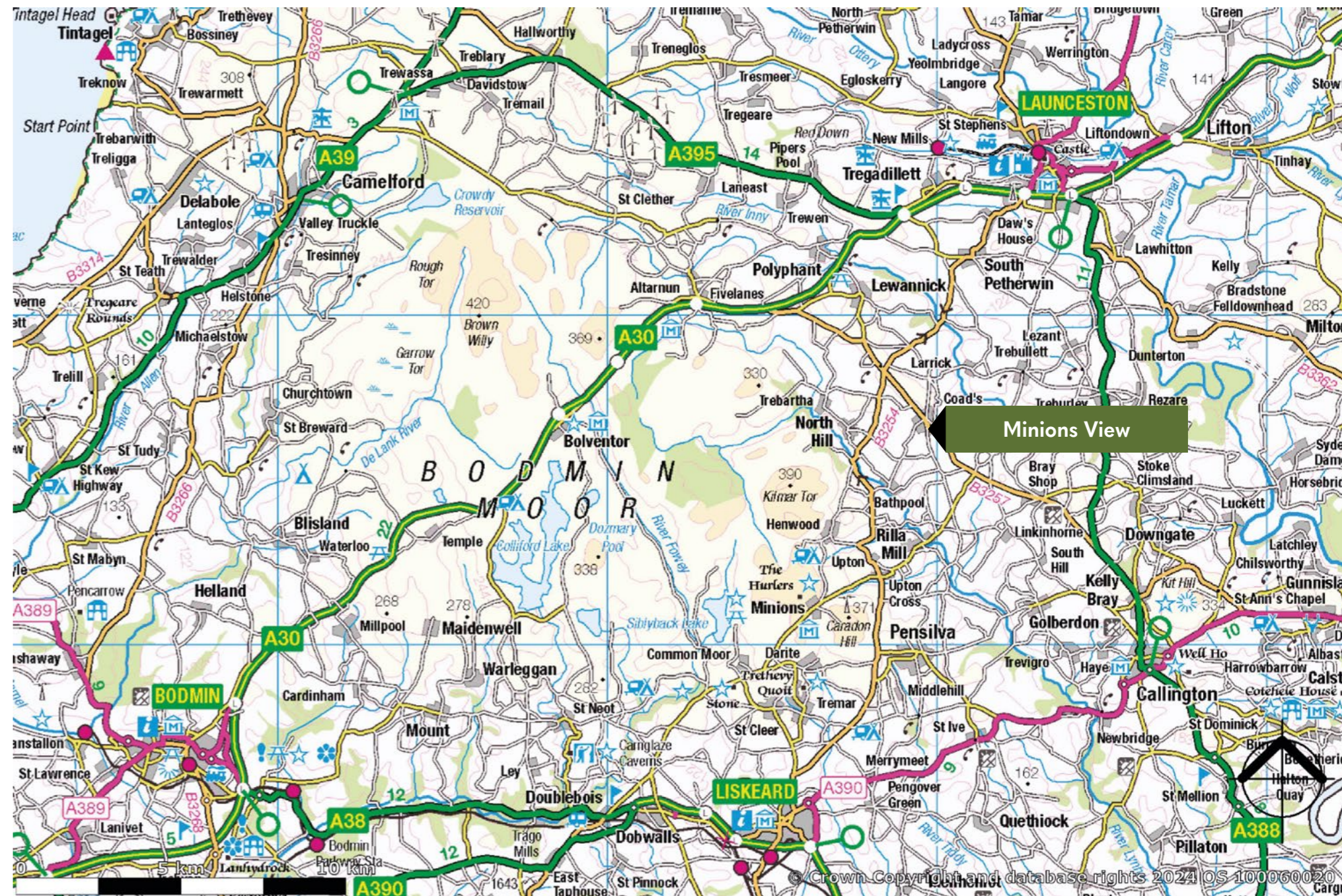
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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