



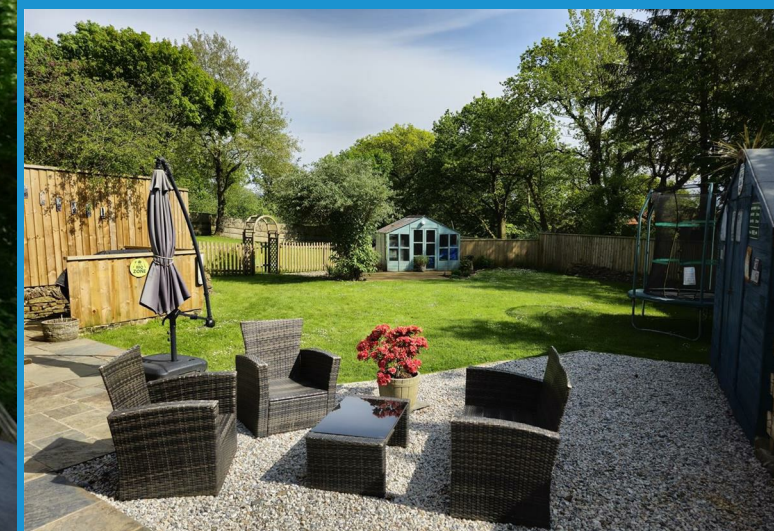


An impressive 4 bedroom character property situated in a peaceful tucked away location with a generous plot and wonderful gardens alongside off-road parking. The property is beautifully presented with stylish decor and a wealth of character features such as a large fireplace in the living room with a wood burner and slate surround.

The accommodation includes an entrance hallway leading through to the stairwell and doors to the ground floor accommodation. There is an impressive and spacious living room with the feature fireplace alongside a separate sitting room which could be utilised as a home office or study. The open-plan kitchen and dining room is the real hub of the property, providing the ideal family and entertaining space and double doors leading to the patio area. There is a rear hallway, cloakroom and a useful and spacious utility room.

On the first floor there is a landing with a feature arched window on the half-landing. There are 4 spacious double bedrooms with the master bedroom en-suite alongside a family bathroom. The property has attractive replacement sash style double glazed windows and oil fired central heating.

There is off-road parking at the front and rear, with a courtyard area at the rear and gated access into the garden. The garden is generous in size and laid to lawn with a fenced border and 5 bar gate access to the rear of the garden. There is a patio area at the side of the house, a useful log store and a wooden summerhouse.

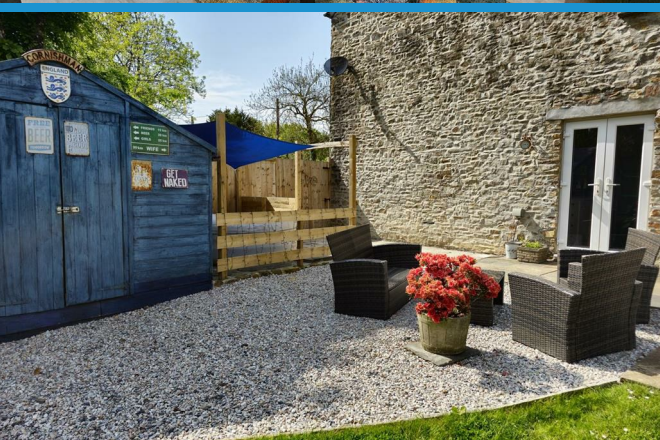


- Detached Character Property
- Peaceful Hamlet Location
- 2 Bathrooms and Ground Floor W/C
- 4 Double Bedrooms
- Off Road Parking
- Well Presented Throughout
- Generous Plot with Level Garden
- Open Plan Kitchen/Diner
- 2 Reception Rooms

### Situation

St Giles-on-the-Heath is conveniently located between the market towns of Launceston and Holsworthy and provides an ease of access to the A30 dual carriageway being just 5 miles away. The village boasts a sub Post Office/general store, 'Pint & Post' public house, village hall, church and a well regarded county Primary School.

Launceston is an ancient town steeped in History with the imposing Launceston castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile (1.6 km) west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarding primary and secondary schooling.



**Covered Canopy**

**Entrance Hallway**

**Sitting Room**  
15'8" x 13'1" (4.78m x 4.00m)

**Study**  
11'9" x 8'11" (3.60m x 2.74m)

**Kitchen/Dining Room**  
26'9" x 12'4" (8.17m x 3.76m)

**Rear Hallway**

**Utility Room**  
9'5" x 8'8" (2.89m x 2.66m)

**WC**  
5'2" x 3'10" (1.59m x 1.19m)

**First Floor Landing**

**Bedroom 1**  
12'3" x 10'8" (3.75m x 3.26m)  
plus wardrobe

**Bedroom 2**  
13'6" x 9'3" max (4.12m x 2.83m max)

**Bedroom 3**  
9'10" x 7'3" (3.02m x 2.22m)

**Bedroom 4**  
13'5" x 10'2" (4.10m x 3.10m)

**En-Suite**  
8'3" x 3'3" (2.52m x 1.01m)

**Bathroom**  
14'1" x 12'5" (4.30m x 3.80m)

**Services**  
Mains Electricity & Water.  
Oil Fired Central Heating.  
Council Tax Band E.  
Private Drainage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Ground Floor

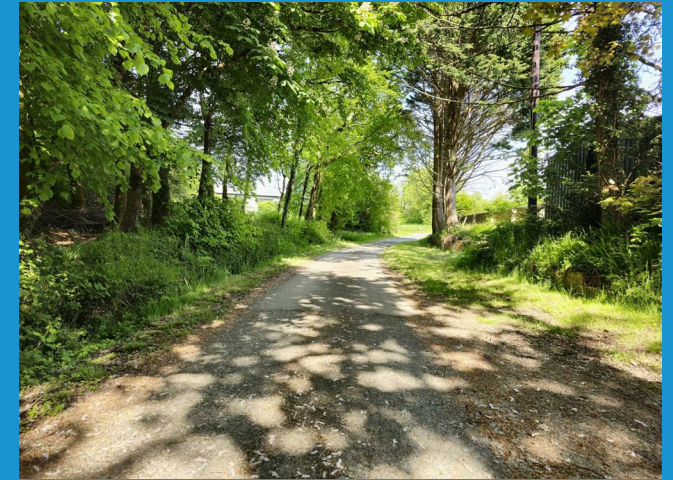


## First Floor





# St. Giles-On-The-Heath | Launceston



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