

A stylish & substantial 4 bedroom detached modern property situated in a peaceful setting with wonderful views, set in a generous plot with an expansive driveway & enclosed gardens at the rear. The property also features a garage alongside an adjoining area currently utilised as a games room but would make the ideal annex with a downstairs shower room already in situ & another room above.

The property is presented to a very high standard, offering spacious light & airy living accommodation which includes 2 en-suite bedrooms, an impressive triple aspect living room which is a fantastic size & a family orientated open-plan kitchen & dining room. The property has lovely views at the front overlooking the surrounding countryside & across to Caradon which can be enjoyed especially from the first floor. The property has an EV charging port & also features solar panels which are owned by the property & an air source heat pump.

The property is accessed via a spacious open entrance hallway where there is a useful cloaks cupboard. From here doors lead into the living room which is triple aspect with a bay window at the front & double doors to the patio at the rear. There is a useful understairs storage cupboard & a downstairs home office/study. The open-plan kitchen/dining room is the real hub of this spacious property & features inset spotlighting, a range of wall & base units with integrated appliances & ample space for dining & entertaining. From here a door leads into a utility room where there is a downstairs W/C. A connecting porch provides access to the hobbies room, shower room & there is a first floor room above.

On the first floor there is an open landing providing an ideal study/office space. There are 4 spacious bedrooms all of which have fitted wardrobes alongside the family bathroom which has a bath & separate shower. Two of the bedrooms have en-suites with the main bedroom also featuring a dressing area. The landing also features a walk-in airing cupboard.

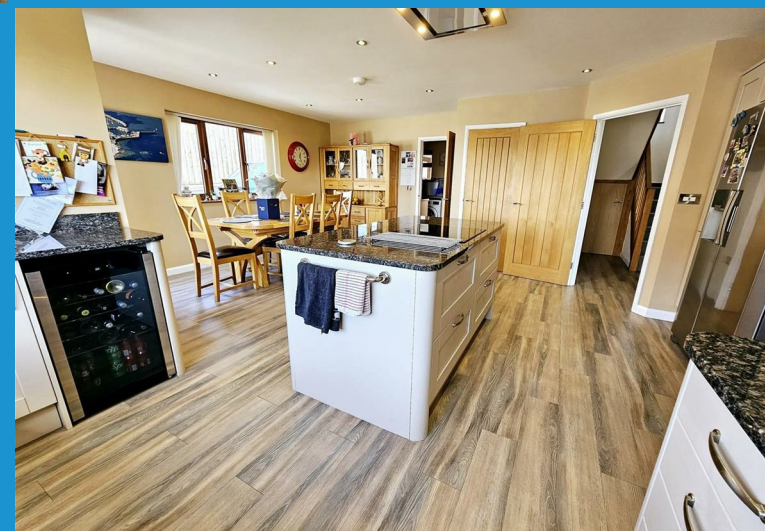
The plot includes driveway parking at the front with provision for numerous vehicles alongside ample turning area, access to the garage & a lawned garden. At the rear there is a patio area with a covered area with a pergola & canopy currently housing the vendors hot tub. Steps lead up to the garden which is mainly laid to lawn & enjoys lovely views over the adjoining fields.

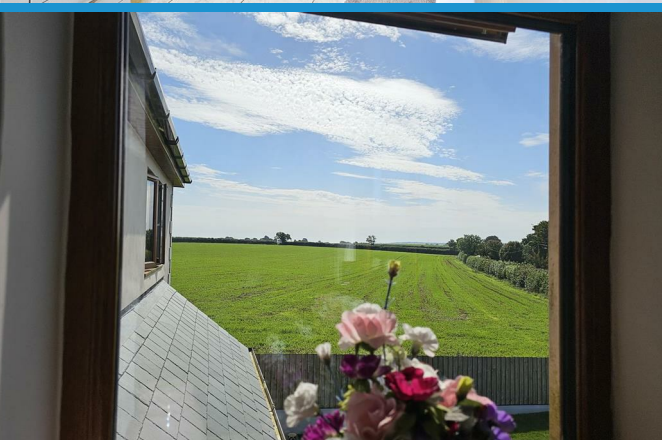
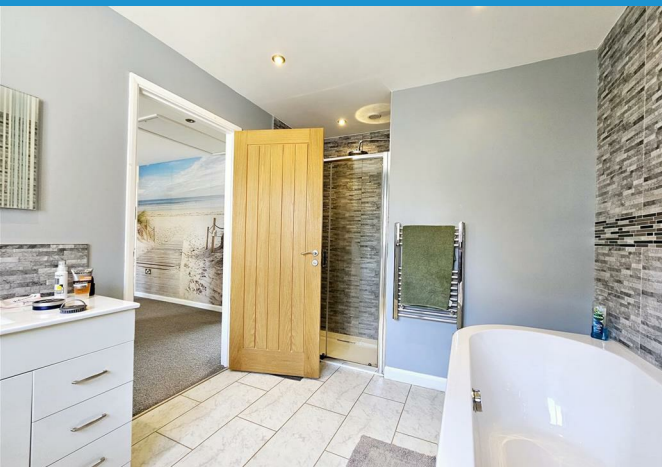


- Substantial 4 Bedroom Modern Home
- Solar Panels & Air Source Heating
- Open Plan Kitchen/Diner
- Master Bedroom with Dressing Room & En-Suite
- Views towards Caradon from the Front
- Ample Off Road Parking & Garage

### Situation

The village of Coads Green lies approximately 7 miles from the town of Launceston and offers village amenities including a County Primary School, Social Centre and Methodist Chapel. Coads Green also offers good access to the towns of Liskeard and Callington, which in turn link to the City of Plymouth. The village is of equal distance to both the North & South Coasts, and an ideal spot for exploring Bodmin Moor. 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 it to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond.





### Entrance Hallway

**Living Room**  
22'6" x 13'1" (6.88m x 4.01m)  
plus bay

**Study**  
11'3" x 7'10" (3.43m x 2.41m)

**Kitchen/Dining Room**  
18'8" max x 18'4" max (5.70m max x 5.59m max)  
with larder cupboard

**Utility Room**  
11'2" x 7'6" (3.42m x 2.30m)

**Cloakroom**  
7'6" x 3'6" (2.31m x 1.07m)

**Connecting Porch**  
10'6" x 6'6" (3.22m x 2.00m)

**Games Room**  
18'0" x 13'11" max (5.51m x 4.25m max)

**Shower Room**  
6'11" x 3'8" (2.13m x 1.12m)

**First Floor Cinema Room**  
17'9" x 12'2" max (5.42m x 3.71m max)  
sloping ceilings

**Integral Garage**  
19'10" x 9'6" (6.06m x 2.90m)

### First Floor Landing

**Bedroom 1**  
17'10" x 11'6" max (5.44m x 3.52m max)  
including wardrobes

**En-Suite**  
8'1" x 5'6" (2.48m x 1.69m)

**Dressing Room**  
5'6" x 4'9" (1.68m x 1.46m)

**Bedroom 2**  
14'0" x 11'3" max (4.29m x 3.44m max)  
including wardrobes

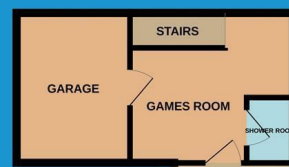
**En-Suite**  
7'6" x 3'0" (2.31m x 0.93m)

**Bedroom 3**  
12'8" x 10'10" (3.88m x 3.32m)  
excluding wardrobes

**Bedroom 4**  
10'11" x 10'2" (3.33m x 3.10m)

**Bathroom**  
8'9" x 8'2" (2.69m x 2.50m)

**Services**  
Mains Electricity & Water.  
Private Drainage.  
Air Source Heating.  
Council Tax Band E.



Ground Floor



First Floor



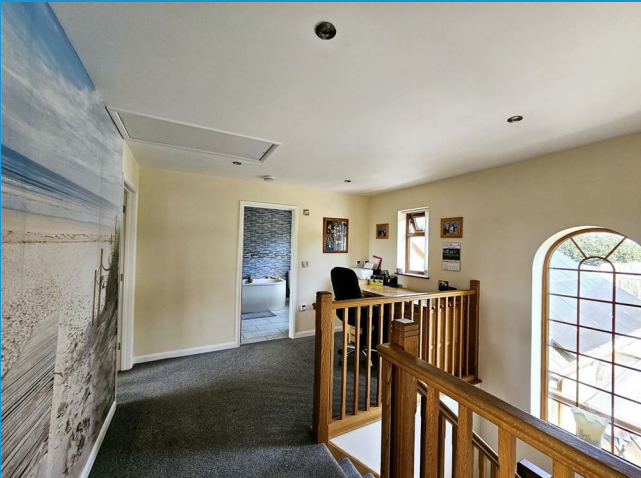
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	85
EU Directive 2002/91/EC			



Town • Country • Coast



# Coads Green | Launceston



Town • Country • Coast

01566 706706 • [sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)

[www.viewproperty.org.uk](http://www.viewproperty.org.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.