



Lezant | Launceston | Cornwall



Town • Country • Coast



Situated in a most pleasant rural location is this smallholding comprising of a 3 bedroom detached modern bungalow sitting in a plot totalling just over 5 acres of land, with circa 4.5 acres of this being pasture. The property is in need of updating but offers a huge amount of potential to extend (STP) and create an equestrian smallholding.

You enter the property into an T shaped hallway. Double doors lead into the triple aspect sitting room with views over the adjoining fields and an open fireplace (not in use) to one side. Doors to the side open out to a patio. Another door opens into the open plan kitchen/dining room. The kitchen area has a range of modern 'Howdens' eye and base level units together with integrated appliances and a breakfast bar. Further doors open into the lobby, utility room and back into the hallway.

There are 3 bedrooms in total, 2 doubles and 1 single. The main bedroom enjoys a view over the garden and paddock beyond. Bedroom 2 is side aspect with ample space for furniture and finally bedroom 3 is a comfortable single with a pleasant view.

The property is accessed off a parish road through 5 bar wooden gates onto a tarmac driveway for several vehicles. To one side of the driveway is a detached double garage. To the front and side of the property is lawned gardens enjoying a lovely view. Surrounding the property and garden to 2 sides is the acreage circa 4.25 acres. The acreage is gently sloping, enclosed by stock proof fencing and divided into several enclosures. Beyond the garden is a detached stable block with 2 loose boxes and an adjoining machinery store/tack room. Above the property is a menage which needs some attention but has great scope and a field shelter. Circumnavigating the property is a lane giving access to the paddocks.

The property has great scope (STP) to create a superb equestrian set or somewhere for someone to create themselves a slice of the good life!



Situation

The property is set on the outskirts of Lezant which is a pretty East Cornwall village which lies roughly 5 miles away from the formal market town of Launceston. Local amenities include The Springer Spaniel public house in Treburley and a local primary school in the neighbouring village of Trekener. The village offers good access to the A388 which leads to the City of Plymouth and also the A30 which links to the West of Cornwall and into Devon. Nearby 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 regarded primary and secondary schooling.

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Entrance Hallway

Sitting Room

16'7" x 11'8" (5.07m x 3.58m)

Kitchen/Diner

22'1" x 10'7" (6.74m x 3.24m)

Rear Lobby

5'0" x 3'1" (1.53m x 0.94m)

W/C

7'4" x 3'2" (2.24m x 0.99m)

Bedroom 1

14'5" x 11'9" (4.41m x 3.60m)

Bedroom 2

10'7" x 9'10" (3.24m x 3.02m)

Bedroom 3

11'6" x 7'8" (3.53m x 2.35m)

Bathroom

8'10" x 5'6" (2.71m x 1.69m)

Garage

23'3" x 15'8" (7.10m x 4.80m)

Loose Box 1

11'10" x 11'7" (3.61m x 3.55m)

Loose Box 2

11'8" x 11'3" (3.58m x 3.44m)

Tack Room / Machinery Store

13'7" x 11'2" (4.16m x 3.42m)

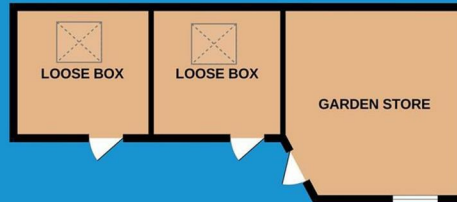
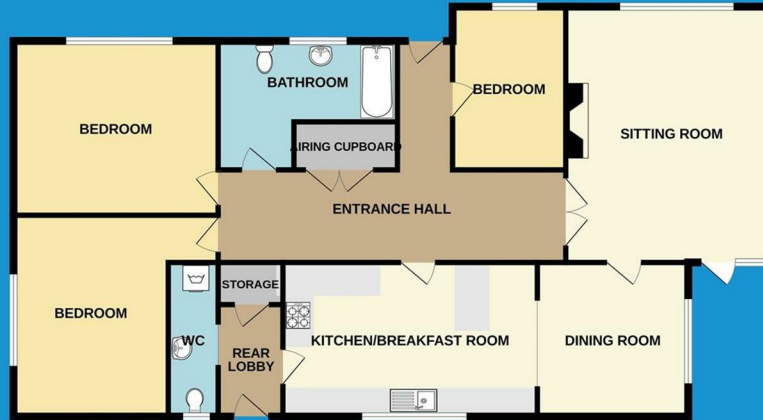
Services

Mains Gas, Electricity and Water.

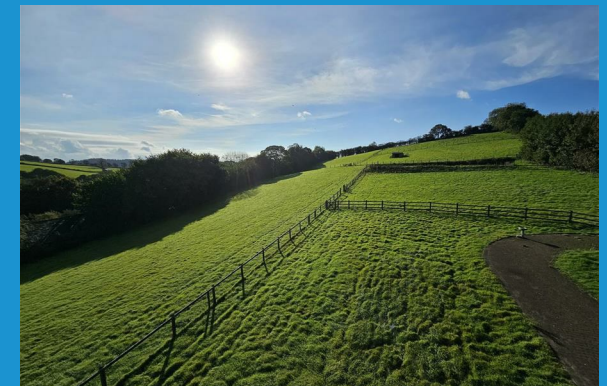
Private Drainage.

Gas Central Heating.

Council Tax Band D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus) A			
(81-91) B			
(69-80) C		66	
(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	



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.

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