





Located within walking distance of several village amenities is this 3/4 bedroom detached house found in very good order plus beautifully manicured gardens to 3 sides. The property further benefits from off-road parking, garage and workshop.

You enter the property via the front door into the entrance hallway which has a staircase to the first floor. Off the hallway is the sitting room, which has a front aspect and is a generous size with a wood burner, an open arch leads through to the dining room which has French doors overlooking the rear garden. From the dining room a door leads to a well presented kitchen. Also located on the ground floor, is a separate study or potential 4th bedroom which is conveniently situated next to the W/C.

On the first floor are 3 double bedrooms and a family bathroom. The master bedroom is rear aspect with views over the rear garden plus distant views towards Bodmin Moor. Both bedrooms 2 and 3 are front aspect and each have space for bedroom furniture. The family bathroom has a matching four piece suite that includes a separate shower enclosure.

Level gardens can be found to the front, side and rear which have been improved in recent years by our vendors and are full of colour and interest throughout the year. The side garden has a sizable vegetable patch with garden sheds. To the rear of the property, is an area of lawn adjoining flower borders plus a patio, decking and greenhouse. In front of the property is a sizable area of lawn, elevated above the parish road. Adjoining the property is a single garage in addition to a sizable workshop. Adjoining the workshop is a separate studio area or teenagers den! In front of the garage is driveway with parking for 2/3 vehicles. The property has the benefit of owned solar panels generating an income stream.



- Detached 3/4 bedroom house
- Ground floor 4th bedroom or study
- Popular village location with amenities
- Generous sitting room with multifuel woodburner
- Garden to the front, side and rear
- Close to Launceston, Bodmin Moor and A30
- Property owned solar panels
- Garage and off road parking

Situation

Lewannick is a desirable village with a General stores/Sub post office, Public house, Parish Church, and County Primary School and offers close proximity to the A30. Launceston lies approximately 6 miles away. Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centered one mile west of the River Tamar, which constitutes almost the entire border between Cornwall 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 alongside Plymouth and Exeter. 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.

Directions

The postal code for the property is PL15 7QL. From Launceston Town Centre proceed along the A388 Western Road and upon reaching Pennygillam Roundabout take the first exit signposted Bodmin, heading Westbound along the A30 dual carriageway. Proceed for approximately 6 miles taking the slip road for Lewannick. At the T junction turn left, and proceed into the village where the property will be seen on your left before the church.





Entrance Porch

Hallway

Living Room
18'11" x 11'8" (5.77m x 3.58m)

Dining Room
11'10" x 8'5" (3.61m x 2.59m)

Kitchen
11'6" x 9'10" (3.53m x 3.00m)

Bedroom 4/Study
11'10" x 8'0" (3.63m x 2.46m)

Utility Room & W/C

Integral Garage
16'7" x 8'9" (5.08m x 2.67m)

Music Studio
6'11" narrowing to 6'4" x 13'7" (2.13m narrowing to 1.95m x 4.16m)

Workshop
15'6" x 6'1" (4.73m x 1.87m)

First Floor Landing

Bedroom 1
13'10" x 9'10" (4.24m x 3.00m)

Bedroom 2
10'11" x 9'10" (3.33m x 3.02m)

Bedroom 3
10'4" x 10'0" (3.15m x 3.05m)

Bathroom

Services

- Mains Electricity, Water & Drainage.
- Oil Fired Central Heating.
- Council Tax Band D.
- Privately owned solar panels generating an income.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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.