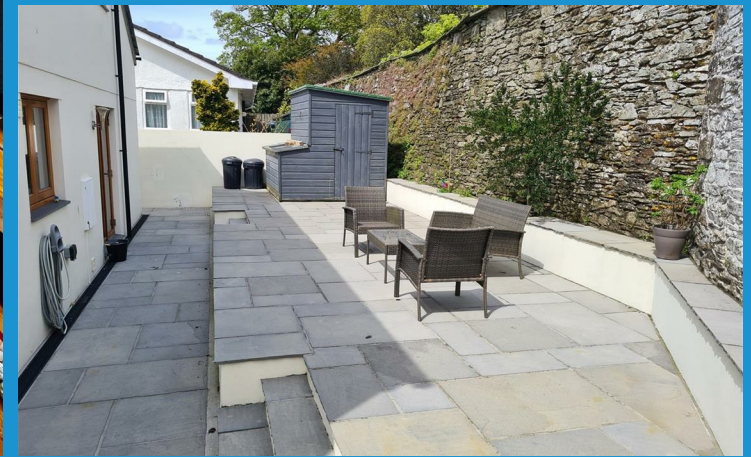




Lewannick | Launceston



Town • Country • Coast



A modern 3 bedroom detached cottage style house situated in a sought after village location within walking distance of the Public House and Village Shop offering a great lifestyle opportunity. The property features off-road parking at the front and side and has garden at the front and rear. There is light and spacious accommodation which includes an open-plan kitchen and dining room and an en-suite master bedroom.

Entrance to the property is via an attractive stone faced porch into an area ideal for taking off shoes and hanging up coats, which leads into the hallway where there are doors to all the ground floor accommodation including a cloakroom with a WC. There is a spacious dual aspect living room with a feature log burner and fireplace and doors to the rear garden. There is a spacious utility room with a useful second sink and the open-plan kitchen and dining room which is a spacious and impressive room with double doors to the rear garden.

On the first floor there is an open landing with an airing cupboard and a window at the front. There are 3 spacious bedrooms with the master bedroom en-suite shower room. To the front of the property there is brick paved parking for 3/4 cars and an Astroturf garden area. There is access via both sides of the property around to the rear where there is a private paved garden area.



Situation

Lewannick is a desirable village with a General stores/Sub post office, Public house, Parish Church, Doctors Surgery and County Primary School and offers close proximity to the A30. Launceston lies approximately 7 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 centred 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's, WH Smith and Costa's 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 7QD. What Three Words are 'division.dwarf.comedy' will take you straight to the property. The property is found in the heart of the village in between the Archers Arms and the Village Shop on the opposite side of the road.

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Porch
6'8" x 3'3" (2.04m x 1.01m)

Hallway

Living Room
19'2" x 11'8" (5.86m x 3.56m)

Cloakroom
5'3" x 3'2" (1.61m x 0.97)

Utility Room
8'7" x 7'8" (2.62m x 2.34m)

Kitchen/Diner Room
18'2" x 14'5" narrowing to 11'9" (5.55m x 4.41m narrowing to 3.60m)

First Floor
Hallway with Airing Cupboard

Bedroom 1
11'8" x 11'8" narrowing to 10'0" (3.56m x 3.56m narrowing to 3.06m)

En-suite
7'1" x 5'3" (2.17m x 1.61m)

Bathroom
7'10" x 7'4" (2.41m x 2.25m)

Bedroom 2
11'5" x 7'10" (3.48m x 2.41m)

Bedroom 3
11'7" x 8'7" max (3.55m x 2.64m max)

Services
Mains Electricity, Gas, Water and Drainage
Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	82	
(69-80) C		
(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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