



Tregaller Lane
Daws House | Launceston



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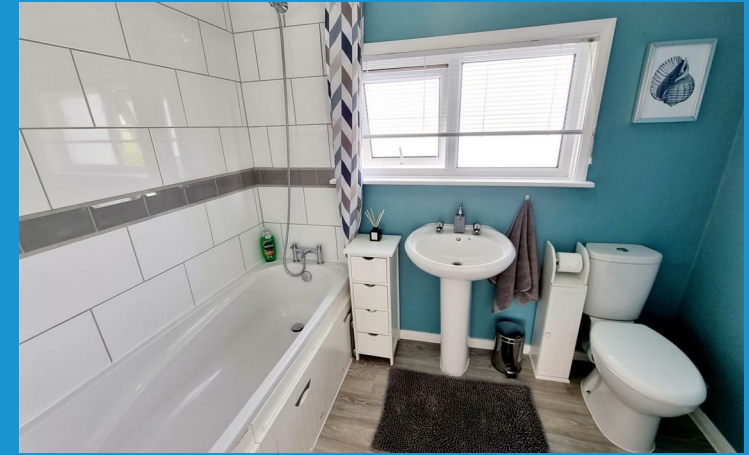
Set back from the quiet parish road is modern detached dormer Bungalow adjoining open countryside to the rear. Boasting twofully reception rooms, three spacious bedrooms and a modern family bathroom, this home offers ample space for comfortable living. The property has huge potential to be extended (STP).

As you step inside, you'll be greeted by a beautifully refurbished interior including a sizable hallway with WC. The refitted 2 tone kitchen enjoys a view over the garden with an adjoining breakfast area. From here a door takes you through to a useful utility room. The sitting room is dual aspect and is a fantastic size with a multi fuel wood burner to one side perfect for winter evenings. The dining room is side aspect perfect for family get togethers. Leading off the dining room is the dual aspect master bedroom offering plenty of room plus a further wood burning stove.

On the first floor are 2 double bedrooms. The rear aspect bedroom enjoys a stunning view over the rear garden and fields beyond. The family bathroom has been refitted and is now modern and contemporary with a matching 3 piece suite

One of the standout features of this bungalow is the enclosed rear garden that seamlessly adjoins open countryside, offering a tranquil retreat right at your doorstep. The garden is perfect for hosting summer gatherings in this picturesque outdoor space.

Parking space's for at least 4 vehicles, ensuring convenience for you and your visitors providing plenty of room for a growing family or visiting guests. Our vendors have carefully updated the property to include a new central heating system, full rewire, replacement kitchen and bathroom, complete redecoration throughout, replacement flat roof, replacement cladding to the front and rear plus complete landscaping of the gardens to name but a few. Whether you're looking for a peaceful countryside retirement option or a modern family home, this refurbished home has a lot to offer!



Situation

The property is situated in the small hamlet of Daws House, just a few miles from Launceston and neighbouring the larger village of South Petherwin where there is a church, public house and a very popular 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 regarded primary and secondary schooling.

Directions

The postcode to this property is PL15 7JH. From Launceston, head towards Pennygillam roundabout and continue straight over following the signposts to Daws House and South Petherwin. Follow the road along and as you enter Daws House, take a right hand turn to Tregaller. Follow this country road along as it arcs to the left and the property can be seen on the right hand side.

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Porch
Hallway
WC
Sitting Room
 18'2" x 11'6" (5.56m x 3.53m)

Kitchen
 19'7" x 7'1" (5.97m x 2.16m)

Utility Room
 9'8" x 7'4" (2.95m x 2.24m)

Dining Room
 10'7" x 9'6" (3.25m x 2.90m)

Bedroom 1
 14'9" x 8'11" (4.52m x 2.74m)

First Floor

Bedroom 2
 12'0" x 10'9" (3.66m x 3.28m)

Bedroom 3
 10'9" x 9'10" (3.28m x 3.02m)

Garage
 16'2" x 7'11" (4.95m x 2.42m)

Services
 Mains Electricity, Water, Gas (LPG) and
 Drainage
 LPG - There is a bulk tank submerged in the
 front garden.
 Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E		30	
(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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