





Situated in a tucked away location is this spacious 4 bedroom detached property with 3 en-suites with fantastic views and a generous plot which includes ample off-road parking and turning space alongside 2 double garages and a further store room.

The external space also includes a decked area with a hot tub featuring the wonderful sweeping views. Steps lead down to a further garden area with an AstroTurf grass area where there is a fantastic garden and games room with bi-fold doors taking full advantage of the views alongside a useful home office. The property itself features reverse level living accommodation to take full advantage of the wonderful elevated views from the open-plan living room and the kitchen and breakfast room. Double doors lead out from the breakfast room to a South facing balcony which is the ideal evening seating area and there are bi-fold doors that open from the living room which enjoy a fantastic outlook.

On the ground floor there are 4 bedrooms all of which are a good size with 3 en-suite shower rooms. The master bedroom has a range of fitted wardrobes, an en-suite and double doors with a wonderful outlook and access to the decked area. The property is approached via secure electric sliding gate leading onto a driveway where there is off-road parking for numerous vehicles alongside space for caravan or a motor home for example. The garages and outbuildings provide ideal storage for classic cars or a great workshop space.



- Fantastic modern detached home
- 4 Bedrooms & 4 bathrooms
- Wonderful views to the side

- Maliciously updated and modernised throughout
- Double garage plus carport
- Plenty of off road parking

Situation

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, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.





Hallway

Living Room

21'8" x 15'3" (6.61m x 4.67m)

Kitchen / Dining Room

20'4" x 12'3" (6.20m x 3.75m)
6.20m x 3.75m narrowing to 2.70m

First Floor

Bedroom

11'7" x 8'5" (3.55m x 2.59m)

Plus Recess

En-suite

7'10" x 2'11" (2.41m x 0.90m)

Bedroom

8'8" x 9'7" max (2.66m x 2.94m max)

Bedroom

15'4" x 10'8" (4.68m x 3.26m)

En-suite

8'7" x 5'11" (2.63m x 1.82m)

Bedroom

13'0" x 8'9" (3.98m x 2.69m)

En-Suite

9'8" x 4'7" (2.97m x 1.40m)

Bathroom

7'8" x 5'8" (2.36m x 1.74m)

Garden Room

20'0" x 17'3" (6.12m x 5.26m)
6.12m narrowing to 5.26m x 5.12m

Office

10'7" x 7'3" (3.23m x 2.23m)
3.23m narrowing to 2.23m x 2.50m

Cellar

26'8" x 20'6" (8.14m x 6.26m)

Double Garage

31'6" x 19'5" (9.61m x 5.93m)

Garden Store

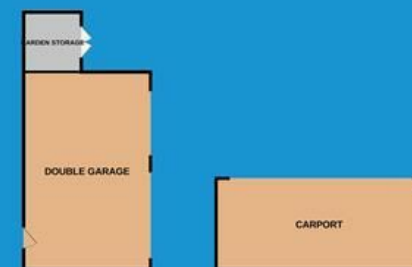
9'8" x 9'4" (2.96m x 2.85m)

Car Port

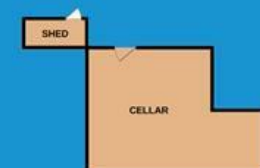
28'5" x 10'9" (8.68m x 3.30m)

Services

Mains Electricity, Water and Drainage.
Council Tax Band E
Central Heating Type - Storage Heaters
Solar panels - The solar panels are owned by the vendors and generates on average around £400 per year.
Agent Note - Tree preservation on an Oak Tree on the adjoining boundaries.



BASEMENT



GROUND FLOOR



FIRST FLOOR



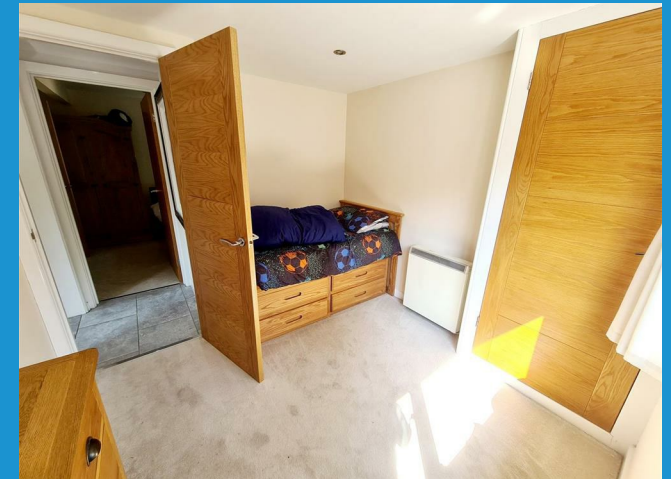
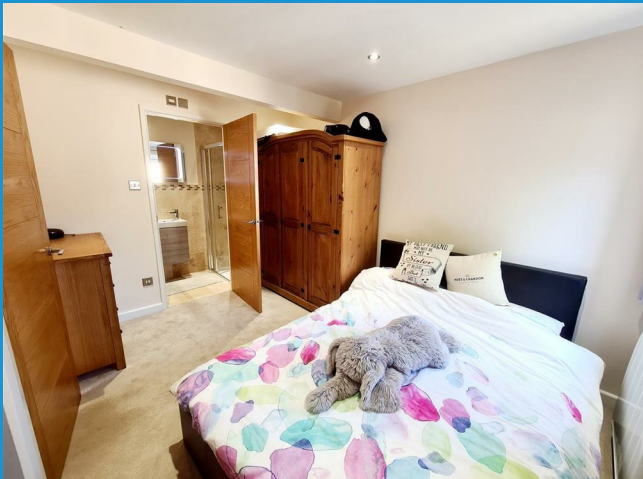
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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01566 706706 • sales@viewproperty.org.uk
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.