



Petherwin Gate | Launceston | Cornwall



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Nestled in a deceptively large plot is this well presented detached 2 double bedroom bungalow. The property features 2 reception rooms and is within a popular village location.

You enter into a welcoming hallway with doors to all the accommodation. The sitting room is dual aspect with a large picture window overlooking the front garden. To one side is a chimney breast housing a gas fire (currently not in use) but could be altered to house a multi fuel wood burner. The kitchen has a range of eye and base level unit plus integrated appliances. Adjoining the kitchen is the dual aspect dining room with a view over the rear garden.

The master bedroom is front aspect with a large picture window and plenty of space for freestanding bedroom furniture. Bedroom 2 is a rear aspect double bedroom with doors accessing a useful built in wardrobe. Both bedrooms share a shower room with a double shower enclosure.

The property is located on the edge of the village and has gardens to 3 sides. There is a tandem driveway to the side of the property for 2/3 vehicles. The rear garden offers a good degree of privacy and is enclosed to all sides. Adjoining the dining room is a large patio area perfect for outside dining and sitting in the sun. Beyond the patio is an lawn and detached green house. Also within the rear garden is a useful block built shed/workshop which could be improved to create a home office. To the side of the property is another area of lawn that continue to the front with a range of specimen shrubs and trees providing colour and interest throughout the year.



Situation

North Petherwin is a popular village which features a well respected Primary School lies amidst rolling North Cornish countryside and features The Willow Tree Café and woodland walk. Approximately 5 miles from the village, is the popular 'Stumble Inn' bar and restaurant. Surrounding villages with traditional amenities include Week St Mary and Whitstone. The market town of Holsworthy and coastal resort of Bude are equi-distant while Launceston "The Gateway to Cornwall" is some 8 miles. Between them they offer an excellent range of professional services, shops and leisure amenities and schools. From Launceston the A30 dual carriageway, links to the Cities of Exeter and Truro.

Directions

The postcode to the property is PL158LW. What Three Words 'dashes.date.childcare' will take you directly to the property. From Launceston exit the town through Newport and St. Stephens using the B3254. Proceed through the villages of Yeolmbridge and Lady Cross and after 4 miles turn left at Langdon Cross signposted North Petherwin. Follow this road into the village and the property will be seen on your right handside.

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Entrance Hallway

Living Room

13'2" x 12'9" (4.02m x 3.89m)

Kitchen

11'6" x 9'6" (3.53m x 2.90m)

Dining Room

9'7" x 7'11" (2.94m x 2.42m)

Bedroom 1

11'8" x 10'8" (3.57m x 3.26m)

Bedroom 2

9'10" x 9'1" (3.01m x 2.79m)

Shower Room

5'11" x 5'9" (1.82m x 1.77m)

Shed

17'1" x 8'3" (5.21m x 2.52m)

Services

Mains Electricity, Gas, Water and

Drainage

Council Tax Band B



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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