



South Petherwin | Launceston | Cornwall



Town • Country • Coast

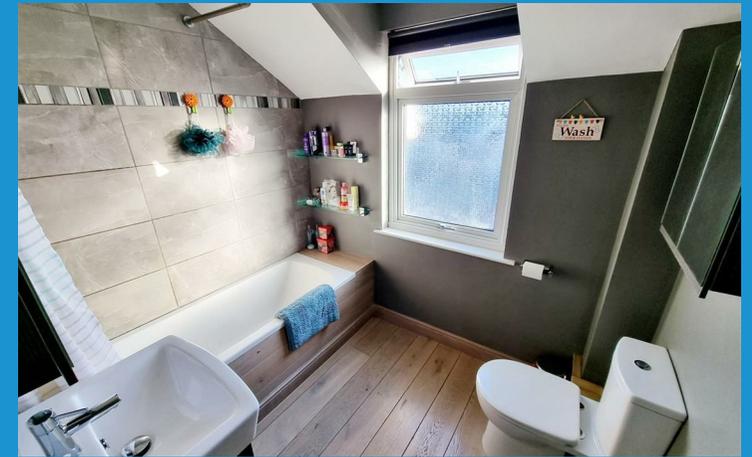


Located in the sought after village of South Petherwin is this individual split level detached home, offering 3 double bedrooms and a striking sitting room. Outside is ample off road parking, large garage and a useful carport. Within walking distance of several village amenities, including a primary school and popular public house.

You step into a front aspect dining room which is a great size for family get together's. A door opens into a separate kitchen with a range of modern eye and base level units plus a range style cooker and hob. Steps from the dining room take you up to the striking double height reception room with a large picture window enjoying a view towards the local parish church. To one side of this sitting room is a fireplace housing a multi fuel wood burner.

Further steps take you up to the gallery landing offering access to 3 double bedrooms and a family bathroom. The master bedroom is rear aspect with a pleasant view, plus the added benefit of built in wardrobes. Both bedrooms 2 and 3 are front aspect double rooms, each with ample space for freestanding bedroom furniture. The family bathroom has a modern matching three-piece suite, including a shower over the bath.

The property has an electric up and over garage door, giving access to a drive-through which leads to the driveway, garden, carport and garage. The drive-through has a side door into the kitchen and a further door to an outside gardeners WC. At the rear of the property is a large tarmac driveway, offering off road parking for several vehicles. Beyond the parking is a level area of lawn in a sheltered and private position. Adjoining the garden is a useful carport and a detached single garage with electric door. From the driveway steps lead down to double glazed French doors into a useful large room located under the sitting room. Currently used as a games room, but could be utilised for several other uses, including a potential home office or gym.



### Situation

South Petherwin is a sought after village with a popular local public house 'The Frog & Bucket', both a preschool and primary school & a weekly pop-up postal service. Nearby, 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, 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 regarding primary and secondary schooling.

### Directions

The postcode to the property is PL15 7JZ. From Launceston, head towards Pennygillam roundabout and continue straight over following the B3254 to Daws House and South Petherwin. Follow the road into the village of South Petherwin bearing right passing the pump and bus stop. The property will be seen immediately on your right hand side.

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## Entrance Hall

**Lower Ground Floor**  
17'4" x 13'0" (5.30m x 3.97m)

## Ground Floor

**Kitchen**  
12'6" x 7'11" (3.83m x 2.43m)

**Dining Room**  
15'11" max x 10'1" max (4.86m max x 3.09m max)

**Sitting Room**  
16'1" x 13'8" (4.91m x 4.19m)

## First Floor

**Bedroom 1**  
12'9" x 10'0" (3.90m x 3.05m)  
Plus Fitted Wardrobes

**Bedroom 2**  
12'9" x 10'2" (3.89m x 3.10m)

**Bedroom 3**  
10'0" x 12'9" max (3.05m x 3.90m max)

**Bathroom**  
7'10" x 6'3" (2.40m x 1.92m)

**Carport**  
18'2" x 10'5" (5.55m x 3.18m)

**Garage**  
21'2" x 13'2" (6.47m x 4.03m)

## Services

Mains Electricity, Water and Drainage.  
Central Heating Type - Solid Fuel  
Council Tax Band C

## Agents Note

There is a shared path to the back gate with unrestricted access for the neighbour.

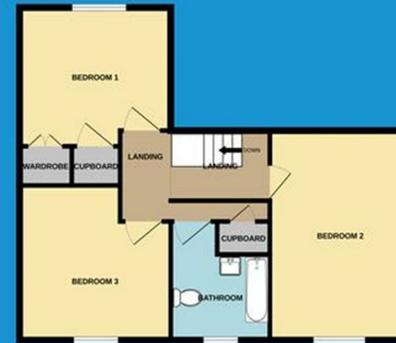
## Lower Ground Floor



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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