



Green Bank
Trebulllett | Launceston



Town • Country • Coast

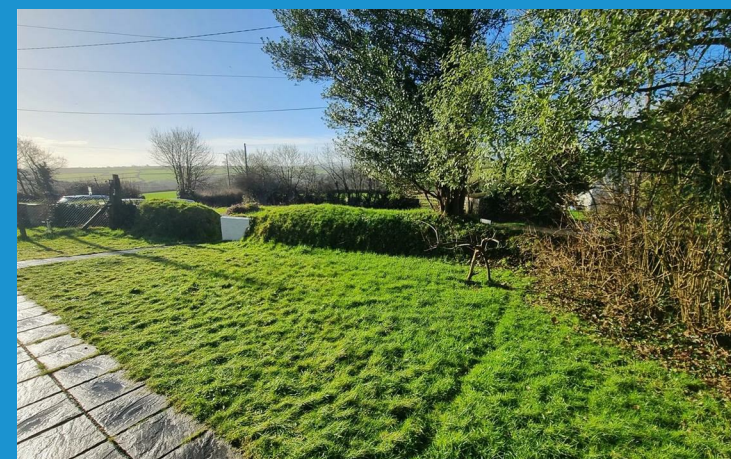
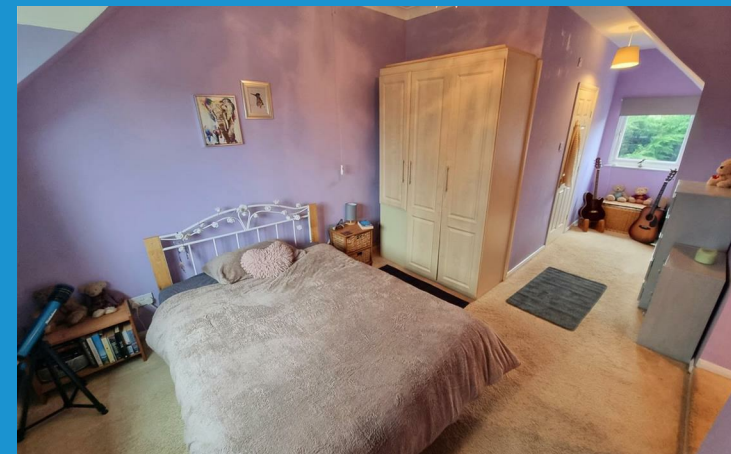


Enjoying fantastic rural views is this extended semi detached house offering 4 bedrooms, 2 bathroom and 2 formal reception rooms. The property also benefits from a study/crafts room plus a garden to the front side and rear.

You step into a useful porch with space for shoes and coats. A further doors takes you into the hallway with a staircase to the first floor. Off the hallway is a dual aspect sitting room which is a generous size. To one side of this room is a fireplace housing a multi fuel wood burner. There is a separate formal dining room which is also dual aspect overlooking the front garden. From here you walk through an inner hallway with a door to the rear aspect study which could also be used as a craft or play room. The dual aspect kitchen/breakfast room is a great size with an extensive range of eye and base level units and French doors. Adjoining the rear of the kitchen/breakfast room is a utility room and ground floor WC.

On the first floor there are 4 bedrooms and 2 bathrooms. The master bedroom suite is dual aspect with a view towards open countryside and feature vaulted ceiling. Adjoining the bedroom area is the dressing room offering space for freestanding bedroom furniture. From here a door opens into the en suite shower room. Bedroom 2 and 3 are both front aspect double bedroom both enjoying great views and have built in wardrobes. Finally bedroom 4 is rear aspect and is a small double bedroom again with a built in cupboard. The bathroom has a matching 3 piece suite including a shower over the corner bath.

In front of the property is an area of lawn enclosed by a grass bank which is a nice place to enjoy the nearby views. The area of lawn continues down the side of the property where there is a patio adjoining the French doors off the kitchen. At the rear of the property is a small garden with a useful detached garden shed currently used as a workshop. Within walking distance of the property is a communal parking area and nearby Green.



Situation

Trebulllett is a pretty East Cornwall village situated in a cluster of similar sized villages including Lezant and Trekenner with a well renowned public house in Treburley. The village features a local church and is approximately 5 miles from the market town of Launceston. 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 peninsular 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 regarding primary and secondary schooling. Did you know? The very impressive Launceston Castle dates from Norman times. Before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia. Some people pronounce Launceston as it is spelt whereas some pronounce it as 'Lanson'. The Cornish name is Lannstefan. Lannstefan is Cornish for Church of St Stephen.

Directions

The postcode to the property is PL15 9QA. What Three Words 'assemble.many.broached' takes you directly to the property. From Launceston Town Centre, drive along Hurdon Road and past Maunders and our office and as the road arcs to the right, take the signposted left hand turning to Trebulla past DS Smith. Follow this country road until you reach the cross roads at the village, where you drive straight over and follow the road as it arcs to the left where the property can be found on your left hand side.

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Porch
5'9" x 3'4" (1.77m x 1.04m)

Entrance Hallway

Living Room
17'4" x 11'1" max (5.30m x 3.38m max)
5.30m narrowing to 3.98m

Dining Room
11'0" x 9'10" max (3.36m x 3.02m max)

Kitchen / Breakfast Room
17'1" max x 9'11" (5.21m max x 3.04m)

Utility Room
7'1" x 6'2" (2.16m x 1.89m)

W/C
4'8" x 3'4" (1.44m x 1.04m)

Study / Bedroom 5
9'8" x 5'11" (2.97m x 1.81m)

First Floor

Bedroom 1
10'1" x 10'0" (3.09m x 3.06m)
Include Wardrobe

Dressing Room
10'2" x 4'11" (3.10m x 1.50m)

En-Suite
9'10" x 3'4" (3.01m x 1.04m)

Bedroom 2
11'1" x 7'10" (3.40m x 2.41m)
Include Wardrobe

Bedroom 3
9'10" x 8'10" (3.02m x 2.71m)
Include Wardrobe and Cupboard

Bedroom 4
9'2" x 8'1" (2.81m x 2.48m)

Bathroom
8'2" x 5'1" (2.51m x 1.56m)

Services
Mains Electric, Water and Drainage.
Central Heating Type - Oil
Council Tax Band B

Agents Note
The parking out the front of the property is communal.

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	

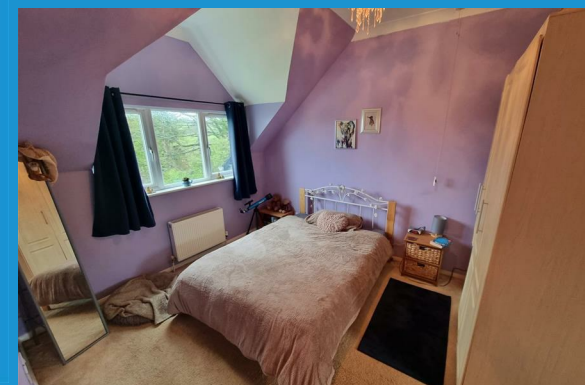
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76

Ground Floor



First Floor



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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