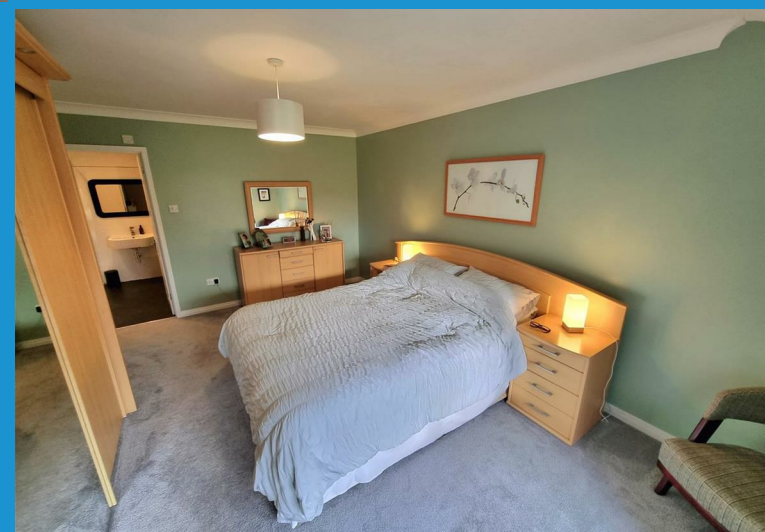


Located in a semi rural location is this individual detached family home, found in great condition throughout together with landscaped gardens, detached double garage and driveway parking. The accommodation comprises of 4 double bedroom, 2 refitted bathrooms and a separate study area.

From the covered storm porch you enter the property into a porch with access to the hallway, built in storage cupboard and AC. A few steps lead down into the generous rear aspect sitting room with a feature corner window with doors out to the rear garden. This room benefits from high ceilings and a feature brick fireplace. Off the sitting room a door takes you through to the kitchen/dining room which is dual aspect and a great space for entertaining. The dining area sits in front of french doors out to the garden. The kitchen area has a range of eye and base level units with integrated appliances. Nearby is a good size utility room and separate WC.

There are 4 bedroom's in total. The master bedroom is a large size with a picture window overlooking the rear garden. There are freestanding wardrobes to one wall and a door into the refitted en suite shower room. Bedrooms 2 and 3 are front aspect double bedroom with built in wardrobes. These bedrooms both share a fantastic refitted bathroom which has been finished off with great style and has a separate shower and bath. Off the hallway is a side aspect study area with a staircase to the first floor where a large bedroom with 2 velux windows can be found. This is a spacious room with lots of flexibility and has a door into a loft space.

The property is accessed of a parish road on to a large driveway terminating in front of a detached double garage. Next to the garage is a useful patio. The rear garden is a great size and has been landscaped by our current vendors. There is a large area of lawn flanked by flower borders. From the garden view is enjoyed across nearby open farmland.



- Individual split level detached family home
- 4 double bedrooms and 2 bathrooms
- Striking sitting room with views across the garden

- Separate rear aspect kitchen/dining room
- Large master bedroom with a refitted ensuite

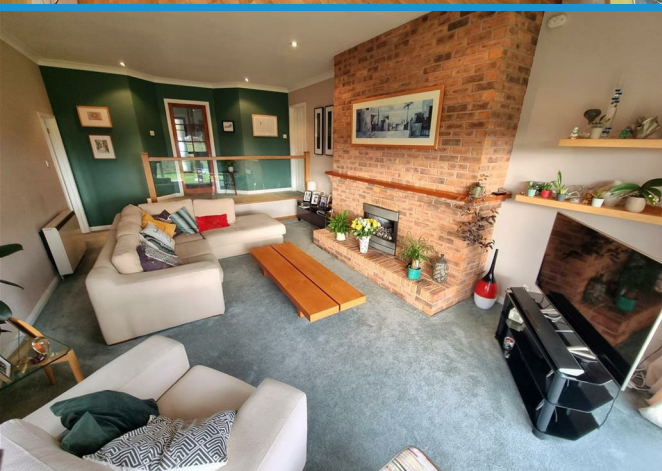
- Stunning family bathroom
- Large rear garden with views
- Double garage and ample driveway parking

Situation

Located to the west of Launceston, Trewen itself is a small hamlet with a mill and a church, a hidden forgotten place, on the easterly side of Bodmin Moor. The parish church of St Michael has a bellcot rather than a tower. The original parts are believed to be 15th Century, but in 1863/64 the church was restored and has links to the university of Oxford, when Queen Mary I gave the living to the university and who still remain patron to this day. To the south of the hamlet is the River Inny, while to the north-east is the hamlet of Pipers Pool, which many will know as it is dissected by the A395 North Cornwall road. The famous North Cornwall coastline is approximately 11 miles drive away (20 minutes by car). The nearby villages of Altarnun, Lewannick and South Petherwin offer various amenities including village primary schools, public houses, Post Office/general stores etc.

Directions

The postal code is PL15 8QF. What Three Words 'smuggled.skill.tentacles' will take you directly to the property. Exit Launceston using the A30 towards Bodmin. Take the turning at Kennards House for the A395 towards Camelford. Follow this road through Pipers Pool and take the next left signposted Trewen. Follow the road into the hamlet passing the Church and bear left where the property will be seen on your right hand side.



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Porch

8'10" x 3'10" (2.70m x 1.18m)

Sitting Room

23'5" x 14'0" (7.14m x 4.29m)

Kitchen / Dining Room

18'3" x 9'9" (5.58m x 2.98m)

Utility Room

9'10" x 6'1" (3.01m x 1.87m)

W/C

6'1" x 2'10" (1.87m x 0.88m)

Bedroom 1

16'4" x 11'8" (4.99m x 3.57m)

En-suite

7'2" x 6'1" (2.20m x 1.87m)

Bedroom 2

11'8" x 8'9" (3.57m x 2.68m)

Bedroom 3

9'3" x 9'1" (2.84m x 2.78m)

Including Wardrobes

First Floor

Bedroom 4

21'1" x 14'7" (6.43m x 4.47m)

Into The Eaves

Loft

11'3" x 11'1" (3.45m x 3.40m)

Double Garage

Services

Mains Electricity and Water.

Private Gas and Drainage.

Council Tax Band E

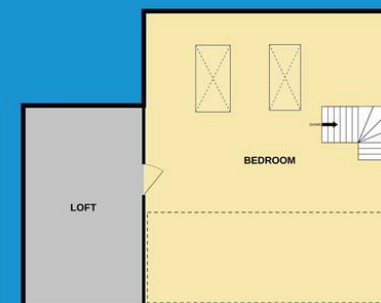
Energy Efficiency Rating

	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	45	71
	EU Directive 2002/91/EC	

Ground Floor



First Floor





Trewen | Launceston



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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.