



Navarino

North Petherwin | Launceston



Town • Country • Coast



**\*\*Available with NO ONWARD CHAIN\*\***

Adjoining open countryside is this stunning detached bungalow which has recently been extended and refurbished to an exacting standard both inside and out! The property has a beautifully landscaped garden together with a detached single garage and driveway for several vehicles.

From the covered storm porch you enter into the open plan kitchen/dining room which is triple aspect. The dining area has plenty of space for a table ready for family get together's. Beyond here is a fantastic modern kitchen with a range of modern eye and base level units together with a host of integrated appliances. To the corner of this room is a door to a built in utility cupboard. The sitting room is a fantastic light room centered around a flame effect gas fire leaving ample space for furniture. Beyond here is a garden room with velux roof lights and glazed window's with French doors out to the balcony area. Leading off the hallway are 2 double bedroom's both overlooking the balcony with a view towards open countryside. The master bedroom offers direct access via French door's out to the garden and has an ensuite shower room plus walk in wardrobe.

Steps lead down to the down ground floor which is a recent extension. Bedroom 3 is a further double again with direct access out to the garden. Next to the bedroom is a luxury bathroom with a stand alone bath, his and hers' sinks and a large shower enclosure. The bathroom has the benefit of a large roof light allowing plenty of light.

The property is approached over a driveway for 3/4 vehicles. Beyond here is a single garage and workshop. To the side of the property is a large decked area enjoying a sunny position with a view over the garden and adjoining views. To the lower side of the garden is an area of lawn surrounded by a range of shrubs and plants. There is also a productive vegetable patch perfect for those with green fingers, plus a covered arbor.



### Situation

Navarino is a small hamlet consisting of a collection of period properties on the outskirts of nearby village of North Peterwin. North Petherwin features a well respected Primary School, lying amidst rolling North Cornish countryside. Surrounding villages with traditional amenities include Week St Mary and Whitstone. The North Cornwall Coast can be reached within 30 minutes! The market town of Holsworthy and coastal resort of Bude are equi-distant while Launceston "The Gateway to Cornwall" is some 6 miles. Between them they offer an excellent range of professional services, shops, leisure amenities and schools. From Launceston the A30 dual carriageway, links to the Cities of Exeter and Truro.

### Directions

The postcode is PL15 8GW. Exit Launceston using the B3254 passing through the villages of Yeolmbridge and Ladycross. After a few miles at Langdon Cross turn left signposted North Petherwin. Follow this road and you will enter Navarino and the property will be seen on your left hand side. What Three Words: dynamic.finalists.defectors

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### Entrance Hallway

### Kitchen / Dining Room

24'6" x 9'10" max (7.49m x 3.02m max)

### Sitting Room

19'9" x 14'0" (6.04m x 4.28m)

### Bedroom 1

11'5" x 10'4" (3.48m x 3.16m)

### Bedroom 2

10'4" x 11'0" (3.08m x 3.36m)

### Bathroom

9'2" x 9'0" (2.81m x 2.76m)

### Bedroom 3

12'4" x 9'10" (3.76m x 3.00m)

### Garage

17'4" x 9'6" (5.30m x 2.90m)

### Workshop

10'2" x 6'10" (3.10m x 2.10m)

### Garden Store

### Services

Mains Electricity and Water.

Private Drainage - Septic Tank.

Central Heating - Electric Combi

Council Tax Band B

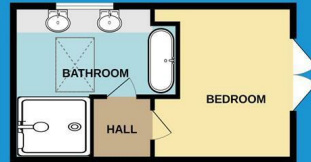
### Agent Note

The property is understood to be of timber framed construction. It's advisable to speak to a financial advisor if looking to get a mortgage.

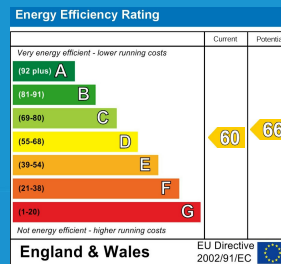
Our vendors have significantly improved the property including the addition extra insulation, solar panels and works to the electric/plumbing.

Available by separate negotiation is a single building plot with outline planning permission for a detached dwelling. Please speak to us for further information

Lower Ground Floor



Ground 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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