

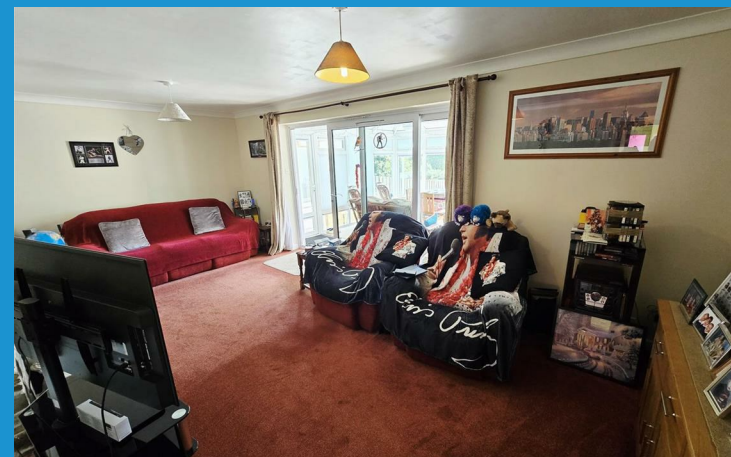


Lynher Way  
North Hill | Launceston



Town • Country • Coast

Offers In Excess Of £450,000



A spacious 4 bedroom detached bungalow situated in a peaceful village setting, with a generous plot which includes ample off-road parking, a garage and an impressive established garden offering privacy and seclusion with great views alongside a swimming pool and patio.

The property offers spacious living accommodation which includes 4 bedrooms, 2 bathrooms and a spacious living room which leads into a conservatory which runs alongside the whole expanse of the rear and enjoys a wonderful outlook over the swimming pool and gardens. The accommodation also includes a cloakroom with a WC and an impressive modern fitted kitchen. The property also features a utility room that links into the integral garage.

The garden is established with a range of mature plants, shrubbery and trees alongside a greenhouse and a substantial storage and garden shed. The property itself features double glazed windows and central heating. A viewing is recommended to appreciate the lovely location and beautiful gardens.



### Situation

North Hill is a picturesque village in North Cornwall and features a popular "The Old School inn" and a popular village hall plus a wealth of beautiful rural walks especially in and around the Trebartha Estate. North Hill is relatively equidistant from the two thriving market towns of Launceston and Liskeard, both of which offer a wide range of amenities including a Train Station at Liskeard and both offering a range of schools, supermarkets and individual shops. Launceston also offers great access to the A30 and links into West Cornwall alongside the City of Exeter.

### Directions

The postcode for the property is PL15 7PA. What Three Words is 'storm.dynamics.defaults'. and this will take you directly to the property. From Launceston, proceed out of town via Pennigillam roundabout and take the turning for South Petherwin. Follow the road through Daws House and South Petherwin and keep going until the staggered crossroads and continue straight on. Follow this road, looking out for a right hand turning to North Hill and follow the road through the village passing the Village Public House. Continue along the road through the village as it arcs to the right and left or hand side which takes you into Lynher Way where the property is on your left hand side.

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Entrance Hallway

Cloakroom  
8'7" x 2'7" (2.62m x 0.79m)

Bathroom  
14'3" x 5'1" (4.35m x 1.56m )

Kitchen  
20'10" x 8'3" (6.36m x 2.54m)

Living Room  
20'8" x 10'6" (6.31m x 3.22m )

Conservatory  
25'11" x 11'6" (7.92m x 3.52m )

Bedroom  
12'4" x 8'10" (3.77m x 2.70m )  
The measurement is to the front of the wardrobes.

Shower Room  
6'7" x 5'8" (2.01m x 1.73m )  
2.01m narrows to 1.15m

Bedroom  
18'3" x 8'10" (5.57m x 2.71m)  
2.71m narrows to 1.89m

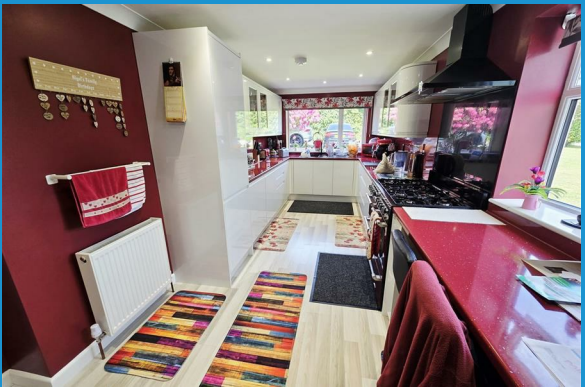
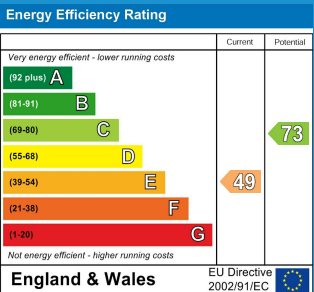
Bedroom / Office  
10'5" x 7'5" (3.19m x 2.28m )

Utility Room  
8'2" x 8'0" (2.50m x 2.44m )

Bedroom  
10'6" x 9'8" (3.21m x 2.97m )

Integral Garage  
17'2" x 9'0" (5.25m x 2.75m )

Services  
Mains Electricity, Water and Drainage  
Council Tax Band C



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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