



Lynher Way

North Hill | Launceston | Cornwall



Town • Country • Coast



3 bedroom semi-detached property set in a pleasant and popular village setting with front and rear gardens with far reaching countryside views. The accommodation comprises an entrance porch at the side with a door into the hallway. There is a sitting room with a fireplace and a front facing window with great views. There is a spacious dining room which is open-plan to the newly fitted kitchen and a utility room on the ground floor with a back door to the garden. On the first floor, there are three bedrooms with the front bedrooms enjoying a wonderful country view alongside a WC and bathroom.

The property has been recently refurbished including decoration, new kitchen and bathroom. The windows are double glazed and has electric heating alongside an open fire in the lounge. North Hill is a picturesque village in North Cornwall and features a popular public house and a wealth of beautiful rural walks especially in and around the Trebartha Estate.

There are lawned gardens to the front and rear with an outbuilding at the rear. The initial pathway at the front is shared, then becomes a private pathway that leads around the side of the property. There is no onward chain.



### Situation

North Hill is a picturesque village in North Cornwall and features a popular public house and 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. 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 bearing right and left past the Church and ahead the property will be seen on your right.

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Entrance Porch

Hallway

Lounge  
10'4" x 10'2" (3.15m x 3.10m)

Dining room  
13'10" x 10'2" (4.24m x 3.10m)

Kitchen  
11'5" x 6'0" (3.48m x 1.85m)

Utility room  
6'3" x 5'10" (1.91m x 1.80m)

First floor landing

Bedroom 1  
12'11" x 10'2" (3.96m x 3.12m)

Bedroom 2  
11'4" x 8'3" (3.45 x 2.51)

Bedroom 3

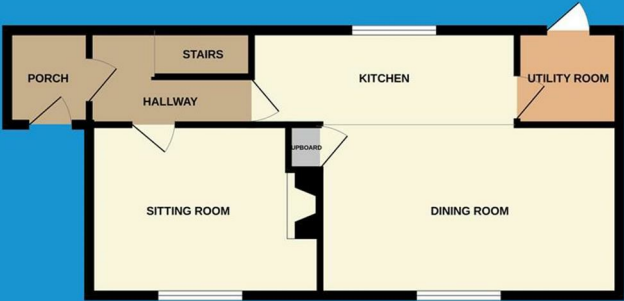
WC  
4'11" x 2'11" (1.50m x 0.89m)

Bathroom  
6'0" x 4'9" (1.83m x 1.45m )

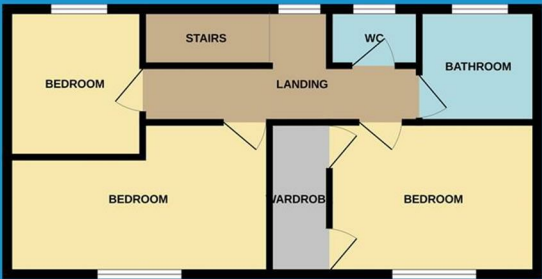
Agent Note  
The initial pathway to the property is shared with the neighbours.

Services  
Mains Electricity, Water and Drainage.  
Council Tax band B.

Ground Floor



First Floor



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) A                                 |         | 83                                                                                                            |
| (81-91) B                                   |         |                                                                                                               |
| (69-80) C                                   |         |                                                                                                               |
| (55-68) D                                   |         | 39                                                                                                            |
| (39-54) E                                   |         |                                                                                                               |
| (21-38) F                                   |         |                                                                                                               |
| (1-20) G                                    |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England & Wales                             |         | 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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