



Altarnun | Launceston



Town • Country • Coast

Asking Price £425,000



An attractive and spacious 4 bedroom detached property situated in a picturesque rural location with wonderful views over the surrounding fields. The property features 3 reception rooms on the ground floor plus a conservatory which enjoys the great views.

The property is situated along a country lane with parking at the front and side. You enter the property via a front door into the hallway where there are stairs to the first floor and a back door. To your right there is a dining room/breakfast room which is open to the kitchen. To the side of here there is a spacious reception room, currently a home gym, which could be a spare bedroom, hobbies room or a spacious dining room. To the other side of the hallway there is the living room which is a spacious dual aspect room with a feature fireplace. Leading off here there is a conservatory which overlooks the garden at the side and the countryside at the front.

On the first floor there is a spacious landing with 4 generous bedrooms, all of which enjoy a country outlook. There is an en-suite to the main bedroom alongside a family bathroom. The bulk of the garden is at the side with a decked area alongside a lawned garden area at the front. There is a brick paved driveway at the front of the property and an additional area for parking to the side. This creates enough parking for 4 cars.



Situation

Located on the flanks of Bodmin Moor, is the popular and pretty village of Altarnun. A tributary of the River Inny runs through the village, crossed by a 15th Century pack horse bridge. Public Houses can be found at both Five Lanes, 'The Kings Head' (approx 1 mile) and on the edge of Altarnun, 'The Rising Sun' (approx 0.4 miles). The village also boasts a popular coffee shop, village hall, historic church and Community Primary School, all within walking distance of the property. The village offers good access to the A30 linking into Devon and West Cornwall with Launceston being the nearest town with a wide range of facilities, amenities and schooling. The North Cornish coastline is only 12 miles away where the popular south west coast path can be enjoyed.

Directions

The postcode to the property is PL15 7SL. What Three Words: vandalism.vouch.advancing. From Launceston take the A30 heading towards Bodmin and take the left hand turning to Altarnun and Five Lanes. Follow the road down, turning right at the roundabout, drive under the flyover and to the 'T' junction and turn left and then immediately right and right again and then take the left hand turn that leads down into the village of Altarnun passing on the church on the left hand side. Take the next left sign posted 'South Carne'. Follow this road for several miles where the property will be seen on your right hand side.

www.viewproperty.org.uk

sales@viewproperty.org.uk



Town • Country • Coast

Entrance Hallway

Dining Room

9'10" x 9'1" (3.02m x 2.77m)

Kitchen

9'10" x 6'11" (3.01m x 2.11m)

Home Office / Reception Room

11'4" x 10'0" (3.47m x 3.06m)

Living Room

16'5" x 11'10" (5.02m x 3.61m)

Conservatory

13'6" x 11'4" (4.13m x 3.46m)

First Floor

Bedroom 1

11'10" x 8'8" max (3.63m x 2.66m max)

Bathroom

9'7" x 6'5" (2.94m x 1.97m)
2.94m narrowing to 2.23m

Bedroom 2

11'9" x 10'2" (3.60m x 3.12m)

En-Suite

10'1" x 3'3" (3.09m x 1.01m)

Bedroom 3

9'8" x 7'6" (2.95m x 2.30m)

Bedroom 4

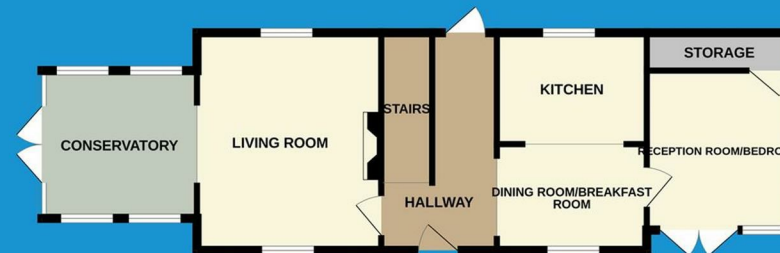
12'6" x 8'6" (3.82m x 2.60m)
3.82m narrowing to 3.17m

Services

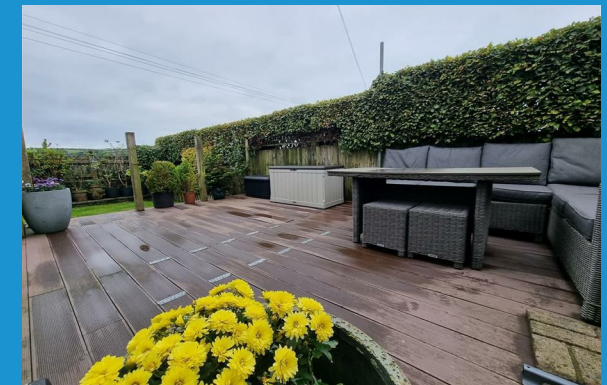
Mains Electricity, Water and Private Drainage
Oil Fired Central Heating
Council Tax Band D

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	52	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

01566 706706 | sales@viewproperty.org.uk



www.viewproperty.org.uk



Town • Country • Coast