



**10 Holmans Meadow, Lawhitton,
Launceston, Cornwall, PL15 9NE**

Guide Price £399,950 Freehold





A well-presented detached bungalow with stunning rural views situated on the edge of a peaceful yet accessible rural village

- Outstanding Views towards Dartmoor
 - 3 Bedrooms
- Lounge/Dining Room
 - Garden Room
- Large Versatile Basement Area
 - Landscaped Gardens
 - Garage & Parking
 - EPC C & Council Tax D

SITUATION Set on the fringe of the popular village of Lawhitton with its thriving community spirit, Church and village hall. Located less than 3 miles from Launceston town centre with its range of supermarkets', doctors', dentists' and veterinary surgeries together with educational facilities, numerous sporting clubs and social clubs.

In addition, there is access to the A30 which links the Cathedral cities of Truro and Exeter. Exeter has a mainline railway station serving London Paddington, access to M5 motorway network and an international airport. The City Port of Plymouth is 25 miles to the south with regular ferry services to northern France and Spain.

DESCRIPTION The property has been the cherished home of the current vendors for the last 26 years and is presented in good decorative

order throughout, having been subject to considerable expenditure and improvement including the installation of triple glazing, solar panels, combination air-con heating units and updating of the shower room, kitchen and garden room since 2021.

The following comfortable accommodation is illustrated on the floorplan and briefly comprises: entrance porch door opening into entrance hallway with doors to all rooms including cloaks/store cupboard and cloakroom with low flush WC and wash hand basin.

The lounge/dining room is triple aspect with stunning views over farmland to Dartmoor beyond with feature electric fireplace. The kitchen comprises a range of base and wall mounted units with laminated work surfaces over, inset single drainer sink, inset electric hob



with extractor over, built-in oven and microwave, integral fridge/freezer, space and plumbing for dishwasher and door into the garden room again enjoying stunning views over the garden and farmland, plumbing for washing machine and door with step down to the rear garden and patio area.

There are 3 bedrooms and shower room comprising low flush WC, wash hand basin and walk-in shower.

OUTSIDE To the front of the property is a lawned area with flowerbeds, driveway providing off road parking and a garage with pitched roof, metal up and over door, power and light connected and a covered pedestrian passageway to the rear

garden.

To the rear is the most pleasant landscaped terraced garden enjoying views over the local farmland with patio terrace, small ornamental pond and aluminium greenhouse.

A path to the side of the property leads to the door into the most impressive and versatile basement area which has been used for office / studio / hobby room/drying area and has plumbing for washing machine with power and light connected.

SERVICES Mains water, mains electricity and mains drainage. Triple glazed throughout. Oil fired central heating. Air source heat pump for air

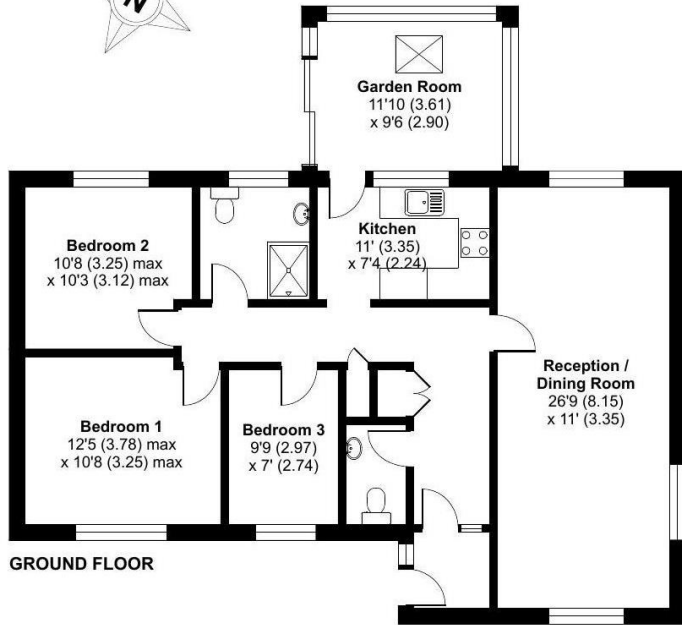
conditioning units. Council tax band D. Full EPC document available on request. Broadband connected. Mobile phone coverage: Visit Ofcom website. Please note the Agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment with the vendor's appointed agent, David J Robinson Estate Agents & Auctioneers.

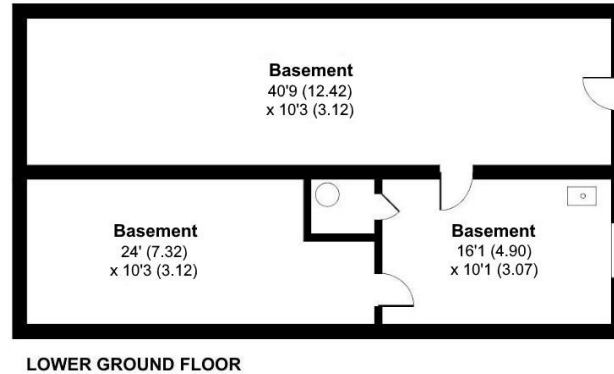
DIRECTIONS

Sat Nav: PL15 9NE

What3Words: ///mallets.drove.comments



Approximate Area = 1981 sq ft / 184 sq m (Includes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1080949

For more information or to arrange a viewing, please contact us:

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