



**Treniffle Bungalow, Lawhitton,
Launceston, Cornwall, PL15 9LH**

Guide Price £375,000 Freehold





A rare opportunity to purchase a detached bungalow in need of modernisation or replacement in a well-favoured, edge of village location

- No Immediate Neighbours
 - No Onward Chain
- Bungalow in Need of Refurbishment
 - PP for Replacement Dwelling
 - Garden & Land
- 5.5 Acres In All (or thereabouts)
 - EPC E & Council Tax C

SITUATION Set on the outskirts of the village of Lawhitton, less than 2 miles from Launceston town centre. Launceston has a range of supermarkets, doctors, dentists and veterinary surgeries together with educational facilities, numerous sporting clubs and social clubs.

The A30 is only a mile from the property, 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 A detached bungalow of brick construction with a block extension, believed to have been built in 1930s with double glazing, electric heating and in need of extensive

refurbishment. Alternatively, planning permission has been granted for demolition of the existing dwelling for a contemporary replacement dwelling.

The existing accommodation is illustrated on the floorplan and briefly comprises: 2 bedrooms, lounge with wood burner, kitchen/dining room with larder cupboard, bathroom and separate WC.

REPLACEMENT DWELLING Planning permission has been granted on application number PA23/05650 for a contemporary replacement dwelling on a small portion of the adjoining field and double garage on the site of the existing property.

Plans are available for inspection at the Agent's



offices and briefly comprise: a 4 bedroom (1 en suite) dormer style property with large kitchen/ breakfast room opening onto a courtyard and a useful detached double garage.

OUTSIDE Approached from the quiet parish road, double gates open onto the parking area to the side of the property. A pedestrian gate from the road gives access to a path which leads to the front entrance. There are front and side gardens with a small shed.

Adjoining pasture paddock with well defined hedge and fence boundaries.

The whole plot extends to 5.55 acres and enjoys views over the surrounding countryside to

Dartmoor beyond.

SERVICES We understand from the Vendor that there is mains electricity and mains water (supplied via the current Vendor—sub meter on site). Private drainage (cesspit). Council tax band C. Full EPC document available on request. We are unsure if broadband is connected to the property. Mobile phone coverage: Visit Ofcom website.

Please note the agents have not inspected or tested these services and it is up to the buyer to confirm availability and connection costs thereto.

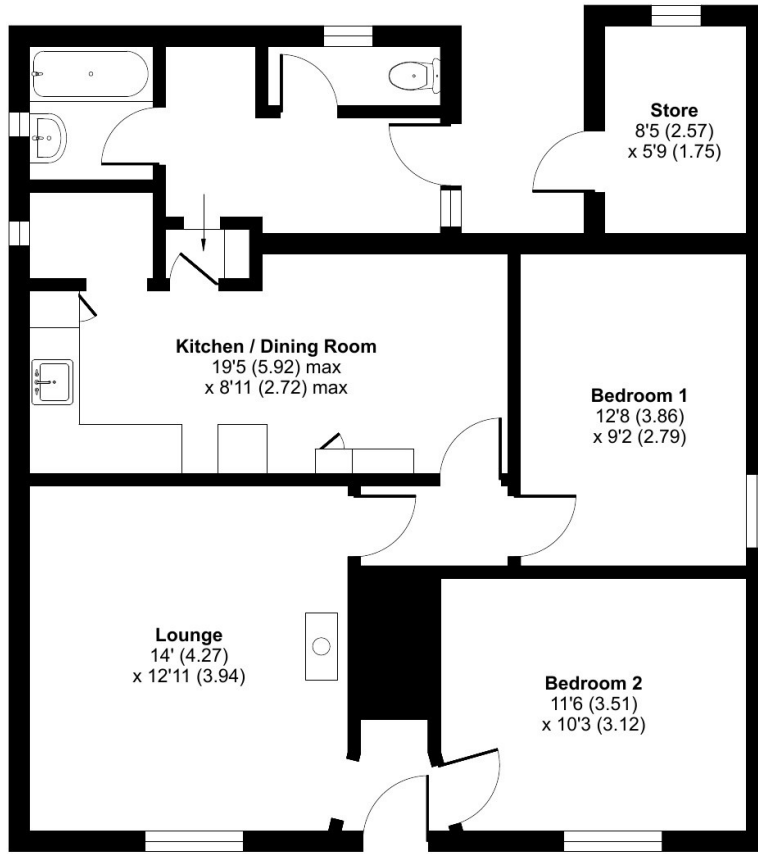
VIEWINGS Strictly by prior appointment through the Vendors' appointed agent David J Robinson Estate Agents and Auctioneers on specified

viewings days. Please contact the office for details.

DIRECTIONS From Launceston take the A388 towards Callington, turning left signposted Lawhitton 1¼ miles & Stourscombe ¼ mile. After approximately 50 yards turn left to Treniffle/ Polson. Follow the road as it bends sharply right and as the road bends left, proceed straight on, signposted Treniffle. Continue on this road for 0.3 miles, around a sharp right hand bend and the property will be found on the right, opposite the letter box.

Sat Nav : PL15 9LH

What3Words: ///woke.afford.condense

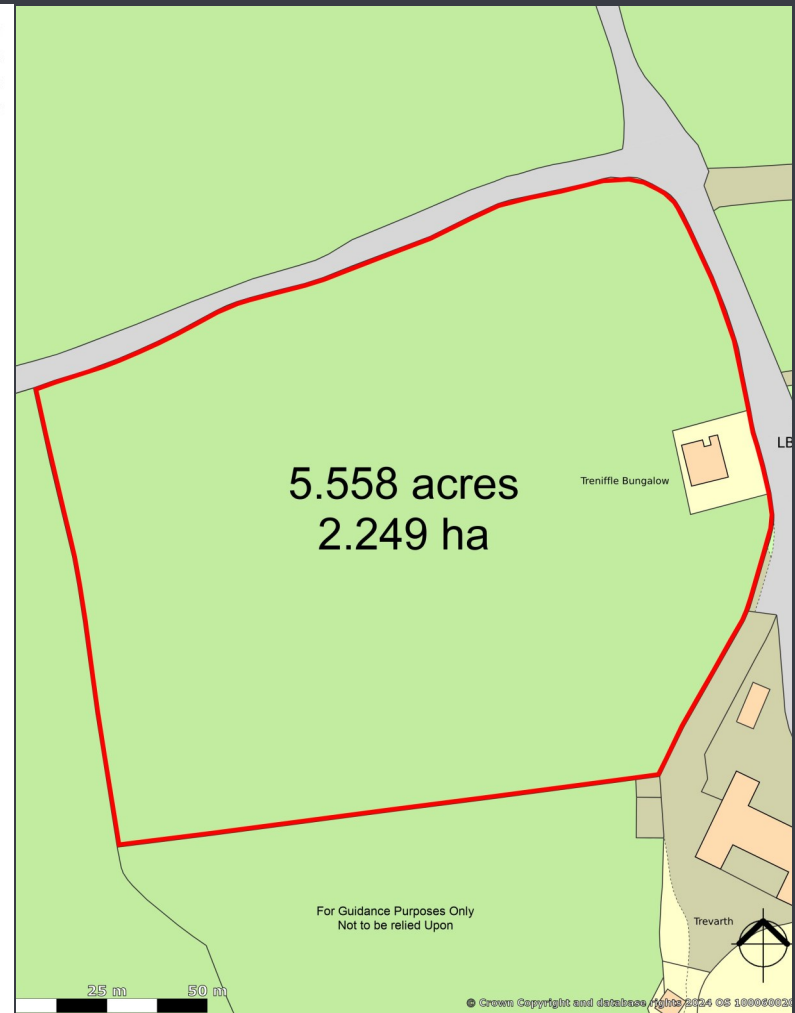


Approximate Area = 821 sq ft / 76.2 sq m
 Outbuilding = 48 sq ft / 4.5 sq m
 Total = 869 sq ft / 80.7 sq m
 For identification only - Not to scale

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1043882



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

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