



**Trenarrett House, Altarnun,
Launceston, Cornwall, PL15 7SY**

Guide Price £600,000 Freehold





Remarkably spacious country house in a rural hamlet location with impressive countryside views

- No Onward Chain
- 4 Bedrooms (1 En Suite)
- 4 Reception Rooms
- Detached Garage
- Off Road Parking
- 0.4 Acres in All
- Additional Land Available By Sep. Neg.
- EPC D & Council Tax E

SITUATION Set in a rural hamlet between the picturesque villages of Polyphant and Altarnun with village stores and a Post Office at Altarnun. The A30 is 2 miles away which leads to the former market town of Launceston, some 6 miles to the east with comprehensive amenities.

The majestic Bodmin Moor is within reach with a wide range of outdoor pursuits together with some of the finest outriding in the West Country and access to the North Cornish coast is 13 miles away.

The well-respected gastro-pub of the Rising Sun is 1.5 miles from the property. The A30 provides access to the cities of Truro, Exeter and Plymouth. Plymouth has a deep water marina and regular cross channel ferry services to Northern France and Spain. At Exeter there is access to the M5 motorway, mainline railway

station serving London Paddington and an international airport.

DESCRIPTION A most impressive detached family house built in 1996 of block construction with cavity wall insulation, solar panels and a choice of mains or private water.

The comfortable accommodation is illustrated on the floorplan and comprises: entrance porch, entrance hall with stairs rising to first floor, door into cloakroom and doors to all rooms.

A most spacious farmhouse-style kitchen with a range of base and wall units with built-in cooker, inset hob, integrated dishwasher, fridge, freezer and Heritage Range cooker for hot water and central heating. Archway into utility room with a range of further storage, sink, plumbing appliance space for washing machine, space for



tumble dryer and door to rear garden. Double doors into breakfast room/study with sliding doors leading out to the patio terrace.

The spacious sitting room has a feature fireplace, an archway to the dining room and double doors to the family room and conservatory which leads on to the rear lawned terrace.

On the first floor there are 4 bedrooms, the master bedroom has en suite facilities comprising shower, low flush WC and wash hand basin. From bedroom 3, there is a door into a useful walk-in attic space with roof windows.

OUTSIDE Approached over the shared lane, which leads to 5 other properties, there is private access to a five bar gate which opens to the parking area

for several vehicles and detached garage. The gardens and lawns are mainly to the rear and side of the property with a range of mature flower beds and shrubs, patio terrace, timber shed and wooden storage building.

The property extends in all to 0.4 acres.

There is further adjoining land of up to 16.07 acres, including a large timber barn with 4 stables and tack room and a stable block with 2 stables, available by separate negotiation.

SERVICES Mains electricity, mains water, private water connected (vendor currently uses private water supply only), private drainage, double glazed throughout. Oil fired central heating via

Heritage Range cooker. Solar panels. Broadband available. Mobile phone coverage: Visit Ofcom website. Council tax band E. Full EPC document available on request. 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.

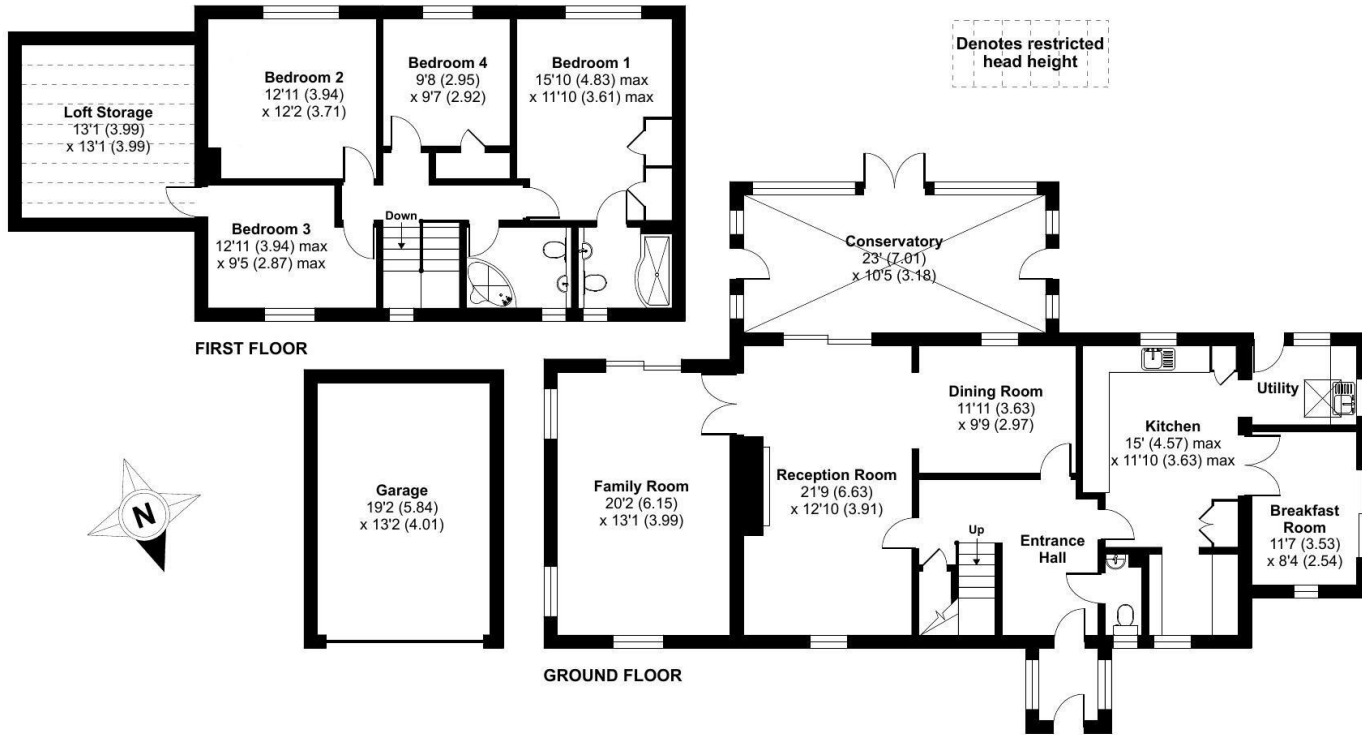
DIRECTIONS

Sat Nav: PL15 7SY

What3Words: ///stapled.surfacing.winter

Approximate Area = 2359 sq ft / 219.1 sq m
 Outbuilding(s) = 2003 sq ft / 186.1 sq m
 Garage = 252 sq ft / 23.4 sq m
 Limited Use Area(s) = 173 sq ft / 16.1 sq m
 Total = 4787 sq ft / 444.7 sq m

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2024.
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For more information or to arrange a viewing, please contact us:

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