



**Croftlands, North Petherwin,  
Launceston, Cornwall, PL15 8LX**

Guide Price £425,000 Freehold







## A modern detached house with an Agricultural Occupancy Condition in a rural location

- Subject to an Agricultural Occupancy Condition
  - 5 Bedrooms (1 En Suite)
  - Lounge and Garden Room
    - Kitchen/Dining Room
  - Downstairs Shower Room
    - Double Garage
    - Level Gardens
  - EPC E & Council Tax D

**SITUATION** In a rural location in the parish of North Petherwin with nearest amenities 8 miles distant at Launceston, including several supermarkets, doctors, dentist and veterinary surgery together with educational facilities to A-level, a fully equipped leisure centre and 2 testing 18 hole golf courses.

At Launceston there is access to the vital A30 which links to the cathedral cities of Exeter and Truro. The coastal resort of Bude is some 12 miles distant and the A39 is 5 miles distant at Wainhouse Corner.

**DESCRIPTION** A modern detached house built in the mid-1970's by the vendor with block cavity walls and tiled roof. The property is presented in good decorative order and has the benefit of double glazing throughout.

The accommodation is clearly illustrated on the floorplan and briefly comprises: entrance hall with stairs rising to first floor and door into the lounge with feature fireplace housing a wood burner set on slate hearth. Double doors into the garden room with windows to two aspects and sliding patio doors opening onto rear terrace.

The kitchen has a range of base and wall mounted units with work surfaces over, underset Belfast sink, oil fired Rayburn for central heating and hot water, inset induction hob, electric oven, space and plumbing for dishwasher and terracotta style tiled floors. Opening into dining area with window to rear aspect and secondary staircase leading to the first floor. Door into rear hallway with stable door to front, walk-in pantry, utility room with space and plumbing for washing machine and tumble dryer, Belfast sink and double doors to front. Downstairs shower room with walk-in shower cubicle, high flush WC and countertop wash hand basin.





To the first floor landing there is an airing cupboard and 4 bedrooms including master bedroom with dressing area, walk-in wardrobe with access to storage area and en suite bathroom comprising low flush WC, wash hand basin, jacuzzi therapy bath and walk-in shower cubicle. There is a family bathroom comprising panel enclosed corner bath, low flush WC and wash hand basin. From the main landing door onto secondary landing with stairs leading down to dining room and access to bedroom 5/ office with window to front aspect and store cupboard.

**OUTSIDE** The property is approached via a tarmac driveway providing parking for several vehicles and leading to the double garage with electrically operated doors and courtesy door to rear garden. The gardens are laid mainly to lawn and

predominantly to the rear and side of the property with well-defined hedge and fence boundaries.

**SERVICES** Mains water and mains electricity. Private drainage system shared with next door neighbour. Oil fired central heating. Council tax band D. Full EPC available on request. Broadband connected: FTTP. Mobile coverage: visit Ofcom website. Please note the Agents have not tested or inspected these services.

**AGENT'S NOTE** The property is subject to an Agricultural Occupancy Condition within its original planning permission. A copy is available for inspection, if required.

**VIEWINGS** Strictly by prior appointment with the vendors Agents David J Robinson Estate Agents and

Auctioneers. (A minimum of 48 hours' notice is required.)

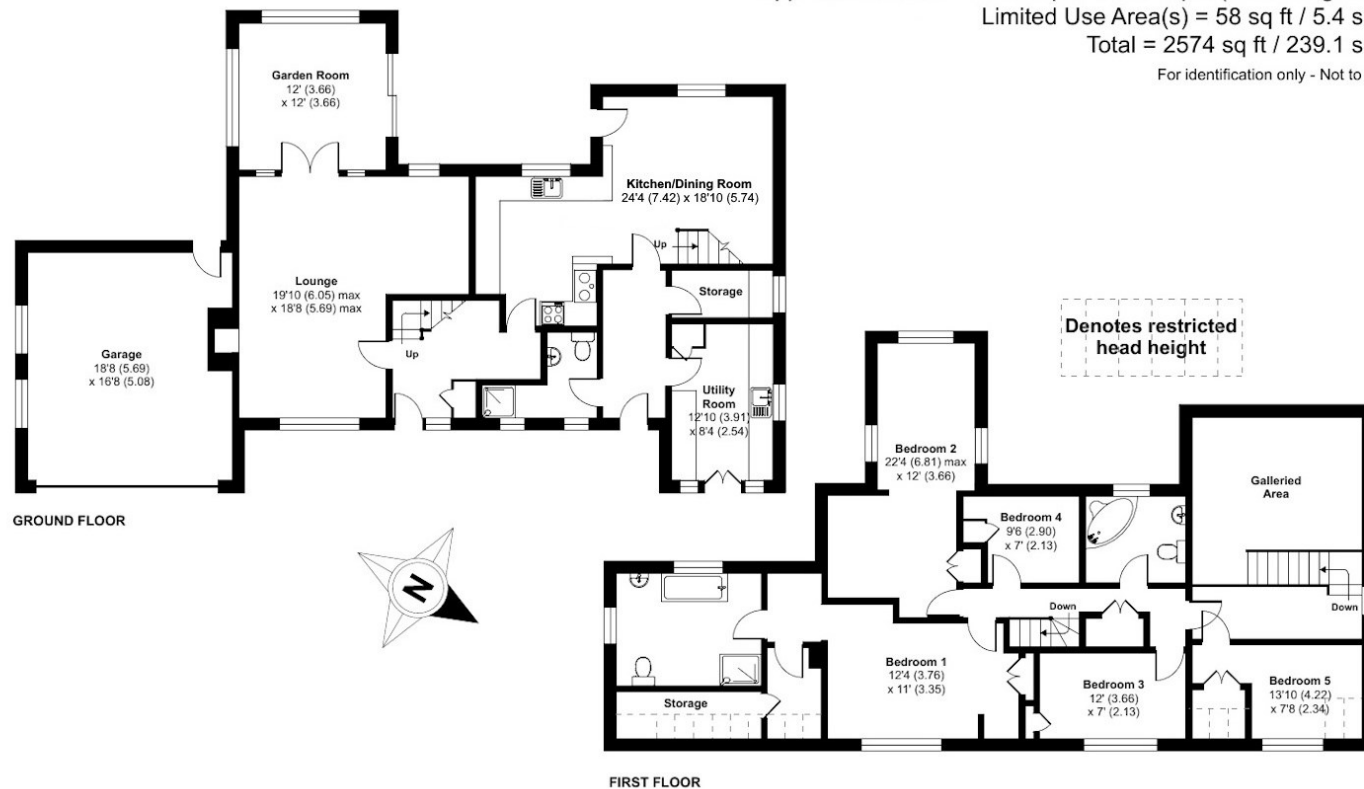
**DIRECTIONS** From North Petherwin village crossroads, take the northern road towards the Church and follow this road as it bends to the left. Continue past the Village Hall on the right hand side and on arriving at the football pitch, turn left. Follow this road for approximately 2.3 miles and at the T-junction turn left. Continue for another 0.6 of a mile and turn right signposted Canworthy Water 2 miles, continue on this road and after the S-bends the property will be found on the left hand side just before the intensive dairy unit.

Sat Nav: PL15 8LX

What3Words: //professed.wage.slime



Approximate Area = 2516 sq ft / 233.7 sq m (Includes garage)  
 Limited Use Area(s) = 58 sq ft / 5.4 sq m  
 Total = 2574 sq ft / 239.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1215828



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

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