



**Delta Rho, Holmans Meadow, Lawhitton,
Launceston, Cornwall, PL15 9NE**

Guide Price £399,950 Freehold





An extensively updated detached bungalow with stunning rural views on the edge of a peaceful village

- 3 Bedrooms
- Bathroom & Cloakroom
- Contemporary Modern Kitchen
 - Lounge/Dining Room
 - Attached Garage
- Level Landscaped Gardens
- Double Glazed Throughout
- EPC D & Council Tax D

SITUATION Set on the fringe of the popular and accessible 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, veterinary surgeries and educational facilities together with numerous sporting 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 22 miles to the south with regular ferry services to northern France and Spain.

DESCRIPTION The property was built in the mid-1970s of block construction beneath an interlocking tiled roof. It has been subject to



considerable expenditure and improvement by the current vendors including new kitchen, bathroom, heating system, new flooring and extensive landscaping to create a home of quality and comfort.

The accommodation is illustrated on the floorplan and briefly comprises: a part glazed door into entrance hall with doors leading to all rooms, access to part-boarded loft space, cloak cupboard, airing cupboard with hot water tank and shelving. Cloakroom with low flush WC and vanity wash-hand basin with mixer taps and splashback.

Dual aspect lounge/dining room with views to front and rear, contemporary wood burner set on circular slate hearth and sliding doors to the rear garden. Opening into the kitchen comprising a range of base and wall units with laminated



work surfaces over, ceramic sink with mixer taps and single drainer, fitted electric oven and microwave oven with pan storage above and below, ceramic induction hob, integral fridge and freezer and dishwasher. Door to rear porch with matching units and door to rear garden.

Bedroom 1 enjoys views to the rear garden and farmland beyond, feature wood panelled wall and door into the bathroom. Bedrooms 2 & 3 both have a window to the front aspect and electric radiators.

The bathroom has a suite of panel enclosed bath, mixer taps and splashbacks, vanity wash hand basin with low flush WC, walk-in shower cubicle and a return door to the hallway.

OUTSIDE Approached from the cul de sac via a 5-bar gate onto a gravelled driveway with parking for several vehicles and access to the single attached garage with metal up and over door, power and light connected. The enclosed front gardens are laid mainly to lawn with attractive flower beds and gravel path leading to front door.

Either side of the property has pedestrian gates leading to the rear. The rear garden is level and laid mainly to lawn with a gravelled path and seating area enjoying stunning views over farmland to Dartmoor in the distance. Outside tap and lights, spacious timber shed and lean to wood store.



SERVICES Mains water, mains electricity and mains drainage. Double glazed throughout, Electric heating via radiators. Broadband: FTTP. For mobile phone coverage please visit the Ofcom website. Please note the Agents have not inspected or tested these services.

VIEWINGS By prior appointment with the vendors appointed Agent DJR Estate Agents and Auctioneers

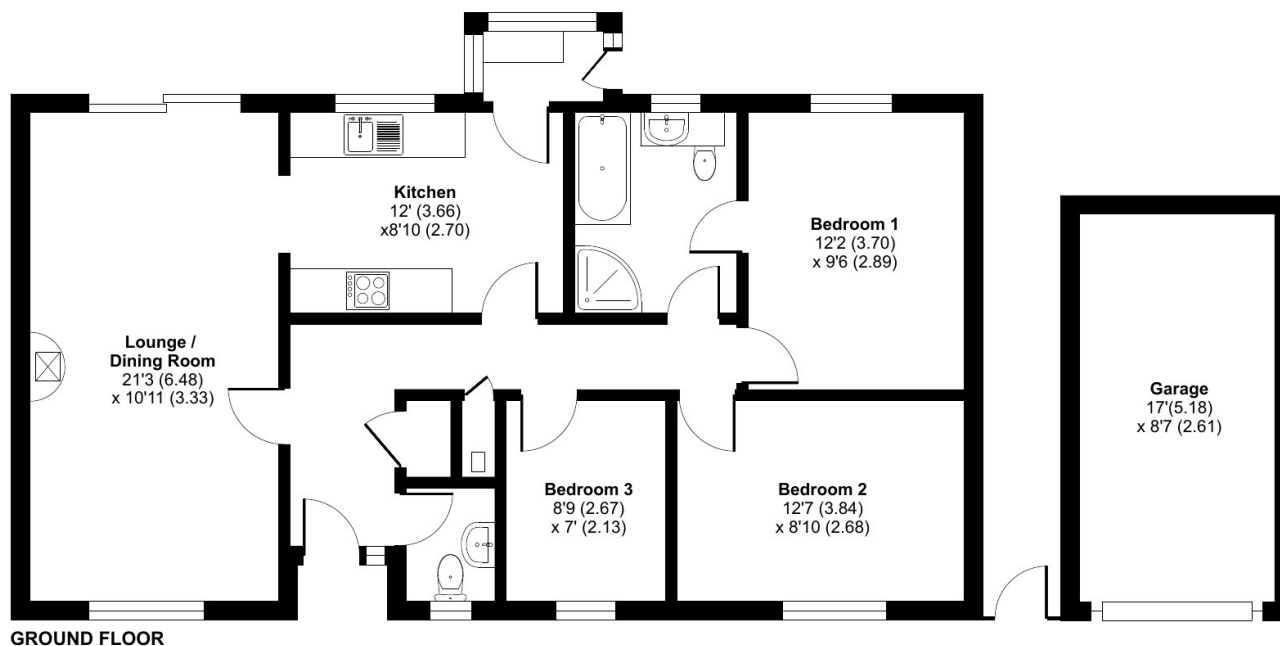
DIRECTIONS

Sat Nav Postcode : PL15 9NE

What3Words: ///remark.gossiped.ordinary



Approximate Area = 883 sq ft / 82 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 1029 sq ft / 95.5 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). © nñcheom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1309851



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

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