



**20 Bury Close, Warbstow,
Launceston, Cornwall, PL15 8UZ**

Guide Price £425,000 Freehold





A remarkably spacious modern detached house in a popular village location with distant countryside views

- No Onward Chain
- 4/5 Bedrooms
- 3 En Suite Shower Rooms
- Kitchen/Dining/Living Room
- Lounge with Open Fireplace
- Extensive Rear Terrace and Garden
- Parking for Several Vehicles
- EPC D & Council Tax E

SITUATION Situated in an elevated position at the end of a popular cul-de-sac in the heart of the small village of Warbstow. The village has a primary school, village hall with adjoining playing field, Church and excellent community spirit. A post office/ general stores, garage and public house can be found at Wainhouse Corner 4 miles away.

More comprehensive shopping facilities can be found in the towns of Launceston, Camelford or Bude, all within 13 miles and enjoying a range of supermarkets, doctors', dentist and veterinary surgeries. The primary school is a short walk from the property and there is a choice of either Launceston, Bude or Camelford for secondary education with daily school bus services available.

The North Cornish coast can be accessed at

Crackington Haven some 8 miles distant. Access to the A39 is 5 miles away and the A30 is 10 miles from the property.

DESCRIPTION A most comfortable and spacious detached house of timber frame construction and presented in good decorative order with double glazing and oil fired central heating throughout.

The following comfortable accommodation is clearly illustrated on the floorplan and briefly comprises: entrance hall with switchback stairs rising to first floor and understairs storage cupboard. Lounge with two windows to the front and open fireplace. Bedroom 5/ study has a window to the rear and an en suite shower room.

The spacious L-shaped kitchen/dining/living room has



a range of base and wall mounted units with built-in electric double oven, 4-ring LPG hob with extractor over, integral fridge, dishwasher and ceramic single drainer sink. The dining/living area has a picture window and French doors leading to the extensive rear decked patio (ideal for al fresco dining). Door and step down to the utility room with base and wall units, an American style fridge/freezer and base level oil fired boiler for central heating.

To the first floor landing there is an airing cupboard, access to large boarded and insulated loft, doors to the 4 double bedrooms (2 with en suite shower rooms) and family bathroom with bath, sink, WC and utility cupboard with plumbing and space for washing machine and tumble dryer.

OUTSIDE To the front is driveway parking for two vehicles leading to the garage store. To the side is gravel parking area for two further vehicles. There is access either side of the property to the rear gardens which comprise an extensive decked terrace along the rear of the property with a pair of steps, one leading to an elevated decked terrace overlooking the views and the other to the lawned garden with well-defined hedged and fence boundaries. Timber shed.

SERVICES Mains water, drainage and electricity. LPG for cooking. Double glazed throughout. Oil fired central heating. Council tax band E. Full EPC document available on request. Please note the agents have not inspected or tested these services.

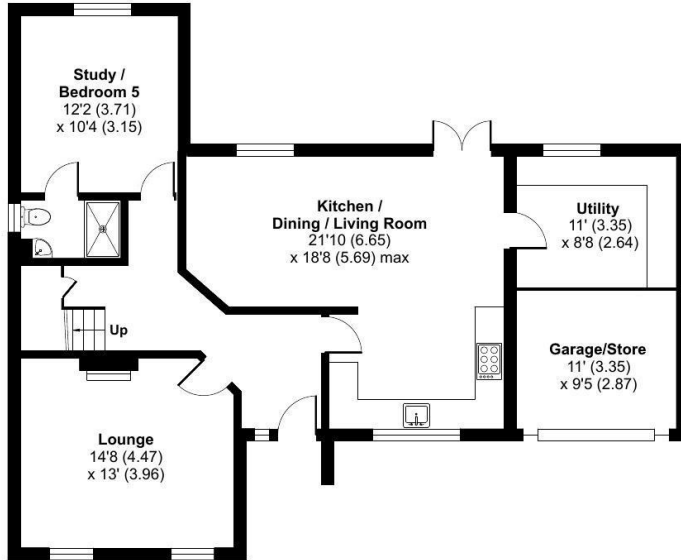
VIEWINGS Strictly by prior appointment through David J Robinson Estate Agents and Auctioneers.

DIRECTIONS From the A30, exit at Kennards House onto the A395 towards Wadebridge and Camelford. Proceed on the A395 for 7 miles and at Hallworthy turn right signposted Hallworthy Market towards Warbstow/Canworthy Water. Continue on this road for 2.5 miles and on entering the village of Warbstow take the first right turning into Bury Close. Turn right again and follow the road to the right where the property will be found straight ahead.

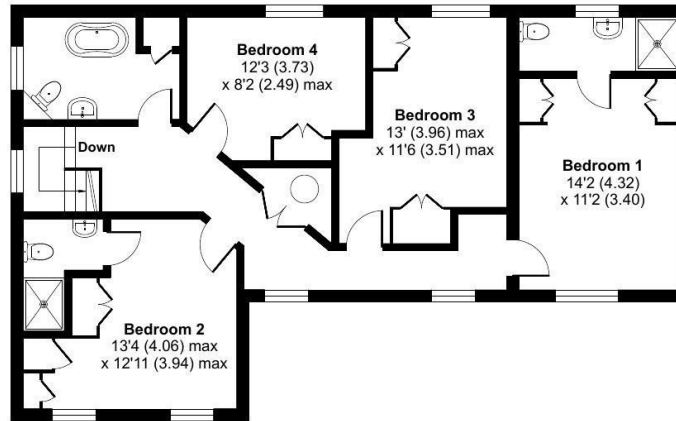
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Approximate Area = 1906 sq ft / 177 sq m
Garage = 101sq ft / 9.3 sq m
Total = 2007 sq ft / 186.4 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1040823

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

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