



**Trecoombe, Polyphant,
Launceston, Cornwall, PL15 7PU**

Guide Price £675,000 Freehold





A well presented bungalow in a peaceful, edge of village location on the fringe of Bodmin Moor

- 3 Bedrooms (2 En Suites)
- Stunning Kitchen/Breakfast Room
 - Lounge/Dining Room
 - Detached Triple Garage
 - Extensive Parking
- Adjoining Level Pasture Paddocks
 - 2.06 Acres In All
 - EPC C & Council Tax E

SITUATION Set on the fringe of the picturesque village of Polyphant with its village green, excellent village store catering for day-to-day needs and a regular GP surgery at Polyphant House. Just over a mile away, there is access to the A30 which leads to the former market town of Launceston, some 5 miles to the east. At Launceston there are supermarkets, doctors, dentists and veterinary surgeries, together with two testing 18-hole golf courses and a leisure centre.

The majestic Bodmin Moor is within reach with a wide range of outdoor pursuits together with some of the finest riding out in the West Country. The well-respected gastro-pub of the Rising Sun is 2 miles from the property. The A30 provides access to the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway

station serving London Paddington and an international airport.

DESCRIPTION A beautifully presented, detached bungalow which is presented in good decorative order throughout.

The accommodation is illustrated on the floorplan and briefly comprises: entrance porch into the spacious entrance hall with door to lounge/dining room which has views to the rear garden and side aspects with bi-fold patio doors to the rear and a fireplace with multi-fuel fire set on slate hearth beneath slate mantelpiece.

The stunning, contemporary kitchen/breakfast room comprises a range of base and wall mounted units with quartz work top and matching splashbacks, a



pair of underset sinks, peninsula breakfast bar, integral fridge, dishwasher, double electric oven, ceramic hob with extractor over, space for fridge/freezer and patio doors to the rear.

From the hallway, doors lead to bedroom 3 with views to the front aspect, bedroom 2 with en suite shower room and the extended main bedroom with bi-fold doors over the rear garden and land beyond, en suite shower room, walk-in wardrobe, airing cupboard and storage cupboard.

OUTSIDE Approached from the quiet parish road via 5-bar gates into a circular in and out driveway with parking areas and access to the DETACHED TRIPLE GARAGE with double and single electrically operated

roller doors, power/light connected, WC and loft space.

The gardens are laid mainly to lawn with well-defined hedge and fence boundaries, small orchard and raised vegetable beds. Timber summerhouse with power connected, further timber sheds with power and small pony stable.

The land is divided into two enclosures, gently sloping and presented in excellent heart, ideal for a horse or a few head of young stock. The property extends in all to 2.06 acres (or thereabouts).

SERVICES Mains water and mains electricity. Private drainage (septic tank). Double glazed throughout. Bulk gas fired central heating. Solar panels. Council Tax

Band: E. Full EPC available on request. Broadband available: (FTTP). Mobile phone: visit Ofcom website. Please note the agents have not inspected or tested these services.

AGENT'S NOTE The property has been granted a Certificate of Lawful Existing Use or Development (CLEUD) in respect of the property originally being built under an Agricultural Occupancy Condition.

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

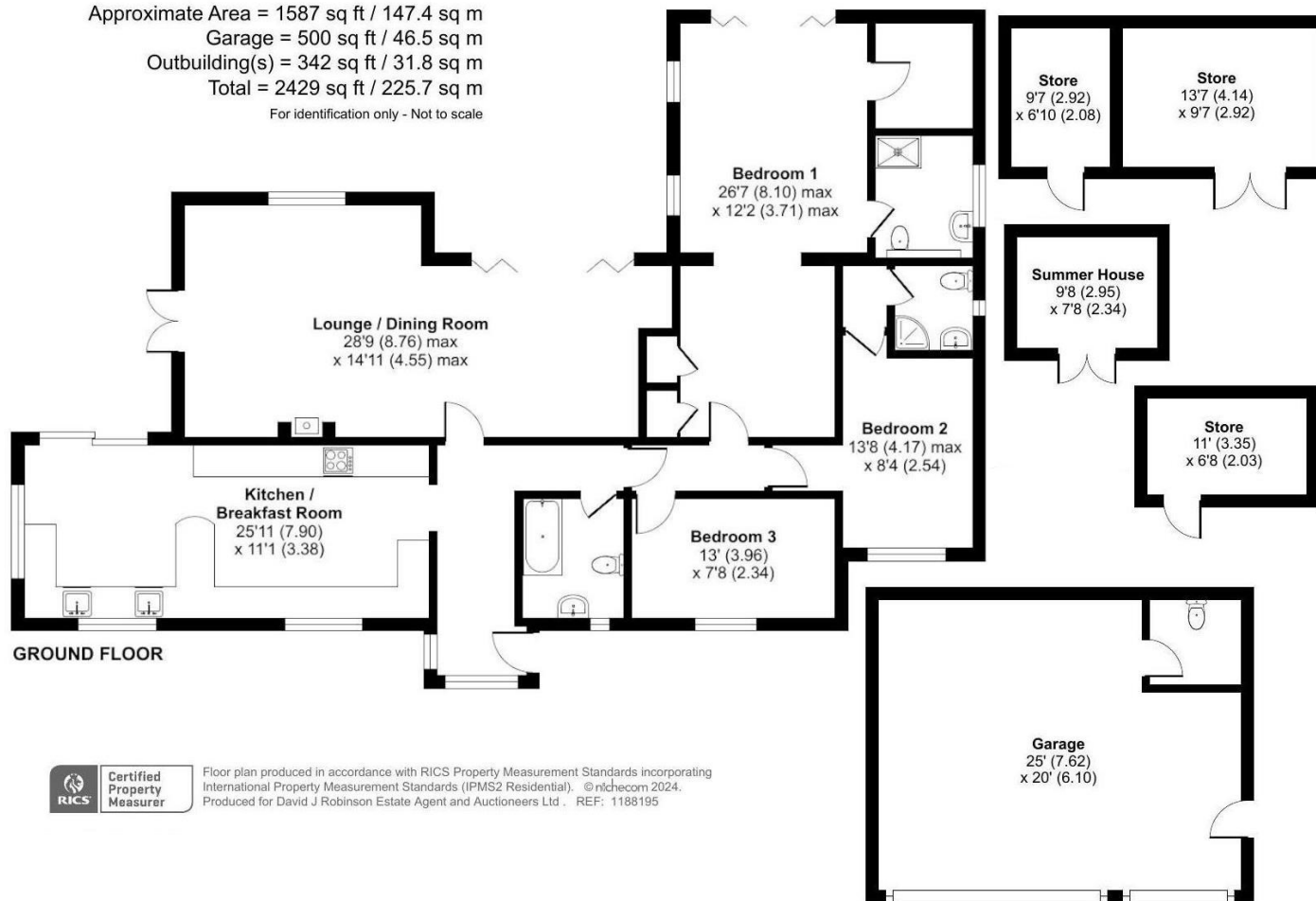
DIRECTIONS

Sat Nav Postcode: PL15 7PU

What3Words: ///downfield.quilt.grandson



Approximate Area = 1587 sq ft / 147.4 sq m
 Garage = 500 sq ft / 46.5 sq m
 Outbuilding(s) = 342 sq ft / 31.8 sq m
 Total = 2429 sq ft / 225.7 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). © n/checom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1188195



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

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



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