

Embros

North Hill | Launceston

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Guide Price £335,000







A spacious three/four bedroom detached modern house situated in a popular and peaceful village setting. The property has off-road parking, attached garage and an enclosed low-maintenance garden which wraps around the side and rear. The accommodation includes an impressive open-plan kitchen and family room with open fire and an en-suite shower in one of the bedrooms.

The front door provides access to the hallway which has access to the ground floor accommodation. This includes an attractive and cosy living room which has a 'cottage feel'. There is a useful utility room which houses the oil fired central heating boiler alongside a sink and WC. The open-plan kitchen and family room is the hub of this well presented home. The kitchen has a range of modern wall and base units with a back door to the garden. The family room is a good size and allows plenty of space for a dining table and chairs alongside an additional sofa. There is a multi-fuel open fire, with bespoke wooden fireplace surround.

On the first floor there are 4 bedrooms, with one of the rooms set up as a study. There is an en-suite shower in one of the bedrooms. In addition there is a well appointed family bathroom. Externally, there is a parking space at the side alongside a single garage with automatic, electric garage door and a back door onto a pathway which runs along the back of the house. Steps lead up to an elevated garden, mainly laid to astro grass with a range of plants and shrubbery to the border. There is a wooden summerhouse in the garden, ideal for an afternoon cup of tea!

There is parking on the driveway at the side, next to the garage with gated access to the other side of the property providing access to the garden via a pathway.







Situation

North Hill is a picturesque village in North Cornwall and features a popular "The Old School Inn" and a village hall plus a wealth of beautiful rural walks especially in and around the Trebartha Estate. North Hill is relatively equidistant from the two thriving market towns of Launceston and Liskeard, both of which offer a wide range of amenities including a train station at Liskeard and both offering a range of schools, supermarkets and individual shops. Launceston also offers great access to the A30 and links into West Cornwall alongside the City of Exeter.

Directions

The postcode to the property is PL15 7PQ. From Launceston, proceed out of town via Pennygillam roundabout and take the turning for South Petherwin. Follow the road through Daws House and South Petherwin and keep going until the staggered crossroads and continue straight on. Follow this road, looking out for a right hand turning to North Hill and follow the road through the village passing The Old School Inn. Follow the road ahead and take the next left where the property will be found on the left hand side.

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Entrance Hallway

Kitchen
11'8" x 10'10" (3.58m x 3.32m)

Family Room
14'2" x 10'11" (4.32m x 3.34m)

Utility Room
8'0" x 5'5" (2.46m x 1.66m)

Living Room
11'7" x 10'11" (3.55m x 3.35m)

First Floor

Bedroom 1
12'2" x 10'11" (3.71m x 3.35m)

En-suite
4'7" x 2'5" (1.42m x 0.75m)

Bedroom 2
10'11" max x 11'7" (3.34m max x 3.54m)
3.34m narrows to 2.49m

Bedroom 3
11'6" x 7'7" (3.53m x 2.32m)

Bedroom 4/Study
8'3" x 6'7" (2.52m x 2.02m)

Bathroom
8'0" x 5'4" (2.45m x 1.64m)

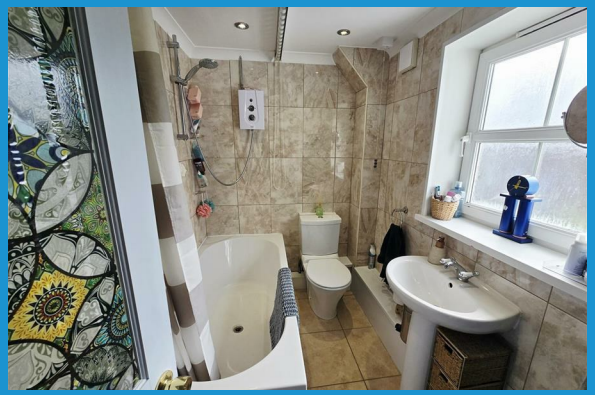
Services
Mains Electricity, Water and Drainage
UPVC Double Glazing.
Council Tax Band C.











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IMPORTANT:
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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