

We are delighted to offer this recently constructed and well presented detached home. There are 4 good size bedrooms and 2 bathrooms. The property is found on the edge of a small village development with a wonderfully landscaped garden, single garage and driveway parking for 2 vehicles.

You step into a welcoming hallway with stairs to the first floor and a useful ground floor cloakroom. The sitting room is front to rear and is triple aspect. To the rear are French doors that open out to the landscaped garden. The kitchen/dining room is also front to rear and triple aspect. The kitchen area has a range of striking eye and base level units under quartz worktops plus various integrated appliances. There is also a peninsula unit with a breakfast bar. The dining area is light and airy with plenty of space for a family size dining table ready for family get togethers! Adjoining the kitchen is a separate utility space with base level units and a sink plus a door out to the rear garden.

On the first floor are 4 bedrooms and 2 well appointed bathrooms. The main bedroom is front aspect with a pleasant view towards nearby open countryside. To one side of the bedroom are built in wardrobes with sliding doors. A further door opens into the generous en suite shower room with a double shower enclosure. Bedroom 2 is another front aspect double bedroom with a pleasant out look. Both bedrooms 3 and 4 are rear aspect over looking the rear garden with a distant view towards open countryside. Both bedrooms share a well appointed bathroom with a shower over the bath.

To the side of the property is a single garage with a driveway for 2 vehicles in front. There is an EV charging point to the side of the property. A pedestrian gate takes you through to the rear garden which is enclosed by a feature brick wall. Our vendors have landscaped the garden creating an area of lawn flanked by flower borders. Adjoining the rear of the property is a patio area.



- Nearly new detached modern home
- 4 bedroom and 2 bathrooms
- Good size dual aspect kitchen/dining room
- Generous sitting room overlooking the garden
- Master bedroom with en suite and wardrobes
- Beautifully landscaped rear garden with patio
- Single garage and driveway parking for 2
- Small select newly completed development

Situation

The property is located on the outskirts of Five Lanes which is a pretty Cornish Village and has a primary school and public house. Less than half a mile from the property is the picturesque village of Altarnun, which has a village run post office/general stores and Cafe. At Five Lanes there is access to the A30 trunk road, which links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and international airport. The market town of Launceston is approximately 8 miles to the east of the property, with a comprehensive range of facilities including a 24-hour supermarket, doctors, dentists, veterinary surgeries, fully equipped leisure centre and a 18 hole golf courses, together with numerous sporting and social clubs. The majestic Bodmin Moor is within 2 miles of the property and provides excellent equestrian and other outdoor pursuits including walking and reservoir sailing. The North Cornish coast is within 18 miles.

Directions

Exit Launceston using the A30 heading West towards Bodmin. After Plusha turn left signposted to Five Lanes and Altarnun. Turn right at the roundabout and at the T junction turn left. Follow this road for a short distance where the property will be seen on your right hand side.





Entrance Hallway

Kitchen

21'3" x 10'3" (6.49m x 3.14m)

Living Room

21'3" x 12'2" (6.48m x 3.73m)

Utility Room

5'11" x 5'1" (1.82m x 1.55m)

WC

7'11" x 3'1" (2.43m x 0.95m)

Bedroom 1

11'1" x 10'10" exc wardrobe
(3.40m x 3.31m exc wardrobe)

En-suite

9'3" x 7'1" max (2.84m x 2.18m max)

Bedroom 2

11'4" x 10'4" (3.46m x 3.17m)

Bedroom 3

10'10" x 8'0" (3.31m x 2.46m)

Bedroom 4

10'4" x 9'6" (3.17m x 2.91m)

Bathroom

7'3" x 5'6" (2.23m x 1.70m)

Services

Mains Electricity, Water and Drainage.

Council Tax Band E.

Property owned solar panels and battery storage.

Solar array on roof -2905 W

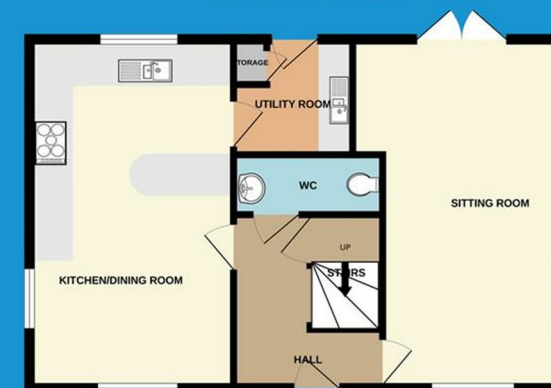
Battery storage under stairs
-7.62 KW

Agent Note

To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	87
	EU Directive 2002/91/EC	

Ground Floor



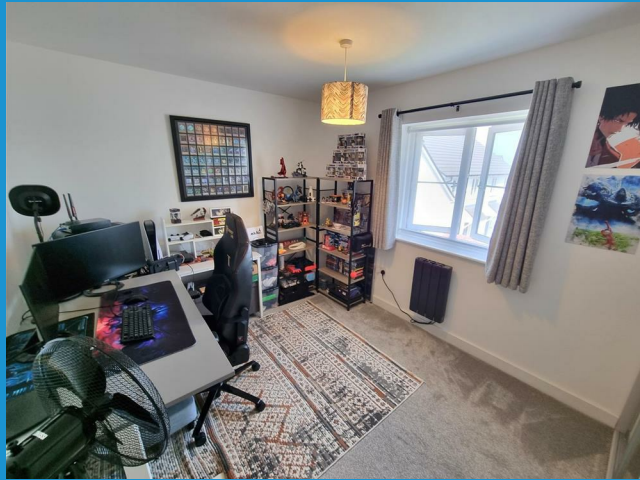
First Floor



Town • Country • Coast



2 Farriers Close | Five Lanes | Altarnun



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01566 706706 • sales@viewproperty.org.uk
www.viewproperty.org.uk

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.