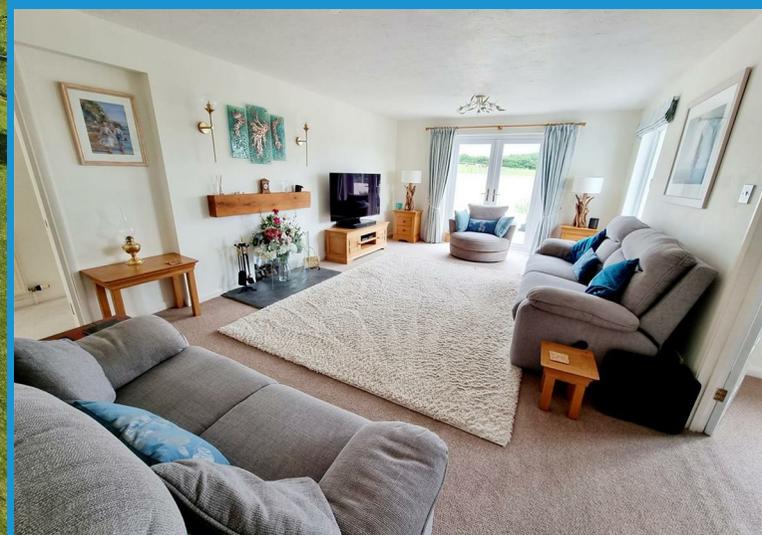


A beautifully presented 4 bedroom detached modern house situated in a peaceful edge of village location with a 1 bedroom attached annex. The property is set in generous grounds which includes substantial driveway parking for numerous vehicles and a double garage alongside extensive land amounting to circa 3/4 acre at the side with wonderful views. The accommodation includes 2 spacious reception rooms alongside an open-plan kitchen and breakfast room with an impressively spacious en-suite master bedroom.

All of the bedrooms are spacious double rooms and enjoy a wonderful country outlook. Another key feature of this light and airy property is the impressive entrance hallway and open landing on the first floor, both of which are very spacious and welcoming areas. The ground floor accommodation includes the impressive living room which is dual aspect with doors to a rear decked area. Doors lead into a dining room which in turn leads into the kitchen and breakfast room which is an impressive open-plan space with a stylish kitchen and doors to the rear. To the side there is a utility room with a storage cupboard and back door. From the hallway there is access to a downstairs home office with built-in storage and a useful WC.

On the first floor there are the 4 bedrooms with the en-suite dual aspect master bedroom providing a real 'wow' factor due to its size and wonderful country views. There is a well appointed family bathroom and a useful airing and linen cupboard. The annex is accessed via an interconnecting door from the living room and features a hallway with doors to all accommodation including a living room and kitchen alongside a bedroom and a shower room.

The driveway provides parking for numerous cars alongside ample turning space and the double garage. The land is at the side of the property and features a shed, greenhouse and fruit cage. There is gated access to the lane at the top and superb country views looking towards Kit Hill.



- Beautifully Presented Detached Property
- 4 Double Bedroom's
- Peaceful Edge Of Village

- 1 Bedroom Attached Annex
- Double Garage
- Parking For Numerous Cars

### Situation

The property is located in the centre in the pretty rural hamlet of Rezare and 1 mile away from the village of Treburley on the A388 is with its renowned public house, The Springer Spaniel. The historic and former market town of Launceston is 6 miles to the north and offers a 24 hour supermarket, M&S Food Hall, doctors', dentists' and veterinary surgeries. There is also the local leisure centre with 25m swimming pool and other leisure facilities such as the two testing 18-hole golf courses nearby. Callington sits 6.6 miles away and there are supermarkets and numerous shops catering for day to day needs as well as doctors, a veterinary surgeon and a dentist. Both Launceston and Callington have schooling facilities from pre-school to a Sixth Form college. The A30 can be joined at Launceston, connecting the Cathedral Cities of Truro to the west and Exeter/M5 motorway to the east.

### Directions

The postal code of the property is PL15 9NX. From our office exit Launceston using the A388 towards Callington. After approximately 4 miles you enter Treburley. Take the 1st left hand turn signed posted Rezare. Follow this road for approximately 3 miles and you will enter Rezare, as you reach the village, there is a left hand turn and the property can be found along the lane on your right hand side.



**Porch**  
5'1" x 3'1" (1.56m x 0.96m)

**Hallway**  
13'9" narrowing to 10'11" x 11'9" (4.21m narrowing to 3.33m x 3.59m)

**Cloakroom**  
7'9" x 3'6" (2.37m x 1.08m)

**Study**  
7'9" x 6'5" (2.37m x 1.98m)

**Living Room**  
20'7" x 13'2" (6.29m x 4.02m)

**Dining Room**  
11'11" x 10'9" (3.65m x 3.28m)

**Kitchen / Breakfast Room**  
22'10" x 13'4" narrowing to 9'8" (6.98m x 4.07m narrowing to 2.97m)

**Utility Room**  
10'4" x 6'8" (3.16m x 2.05m)

**First Floor Landing with Double Airing Cupboard**

**Bathroom**  
7'9" x 8'7" narrowing to 5'7" (2.37m x 2.62m narrowing to 1.72m)

**Master Bedroom**  
20'7" narrowing to 14'10" x 13'2" (6.28m narrowing to 4.53m x 4.02m)

**En-suite**  
7'4" x 6'4" (2.26m x 1.94m)

**Bedroom 2**  
10'8" x 8'4" (3.27m x 2.56m)

**Bedroom 3**  
13'4" x 10'9" (4.07m x 3.28m)

**Bedroom 4**  
11'8" x 13'5" narrowing to 9'4" (3.58m x 4.10m narrowing to 2.87m)

**Annex**

**Annex Hallway**

**Kitchen**  
8'9" x 5'8" (2.67m x 1.74m)

**Shower Room**  
7'5" x 5'5" (2.28m x 1.67m)

**Bedroom**  
12'7" x 9'1" (3.86m x 2.79m)

**Services**

Mains Electricity, Gas, Water and Drainage.

Council Tax Band E

Council Tax Band A - The Annex Land Cottage Annex has a separate EPC - please call/email

01566706706 or

sales@viewproperty.org.uk for more information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





# Rezare | Launceston



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[www.viewproperty.org.uk](http://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.