

MILLER TOWN &
COUNTRY

Part of Smart Property Group

Oak Tree Close



Detached 3 Bedroom House

£350,000

Petherwin Gate PL15 8FH

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Occupying an enviable position within an exclusive cul-de-sac of just four homes, this beautifully presented detached residence offers spacious, thoughtfully designed accommodation, perfectly suited to modern family living or those seeking a peaceful village lifestyle.

Finished to an excellent standard throughout, the property opens into a welcoming reception hall with cloakroom/WC, leading to a light and airy dual-aspect kitchen/dining room fitted with a comprehensive range of cream units, integrated appliances and French doors opening onto the rear garden. The impressive dual-aspect sitting room is a wonderful space for relaxing and entertaining, centred around an attractive stone fireplace with a Burley wood-burning stove, while further French doors create a seamless connection to the garden.

Upstairs, there are three generously proportioned double bedrooms, including a superb principal bedroom with an extensive range of bespoke fitted furniture. The stylish family bathroom is fitted with quality sanitary ware and features a mains-fed rainfall shower over the bath.

Designed with comfort and efficiency in mind, the home benefits from air source heating, uPVC double glazing and tasteful, neutral décor throughout.





Outside, the property enjoys driveway parking, an integral garage and an attractive split-level rear garden designed for both entertaining and relaxation. A combination of patio, lawn and decked seating areas, complete with a covered pergola, provides the perfect setting for al fresco dining. The insulated timber workshop offers excellent versatility and would make an ideal home office, studio or gym.

North Petherwin is a sought-after village with a well-regarded primary school and parish church, whilst the historic market town of Launceston is just a short drive away, providing a comprehensive range of amenities and easy access to the A30. The spectacular North Cornish coast, including the popular seaside town of Bude with its sandy beaches and dramatic coastal walks, is also within easy reach, making this an ideal location to enjoy the very best of both countryside and coastal living.



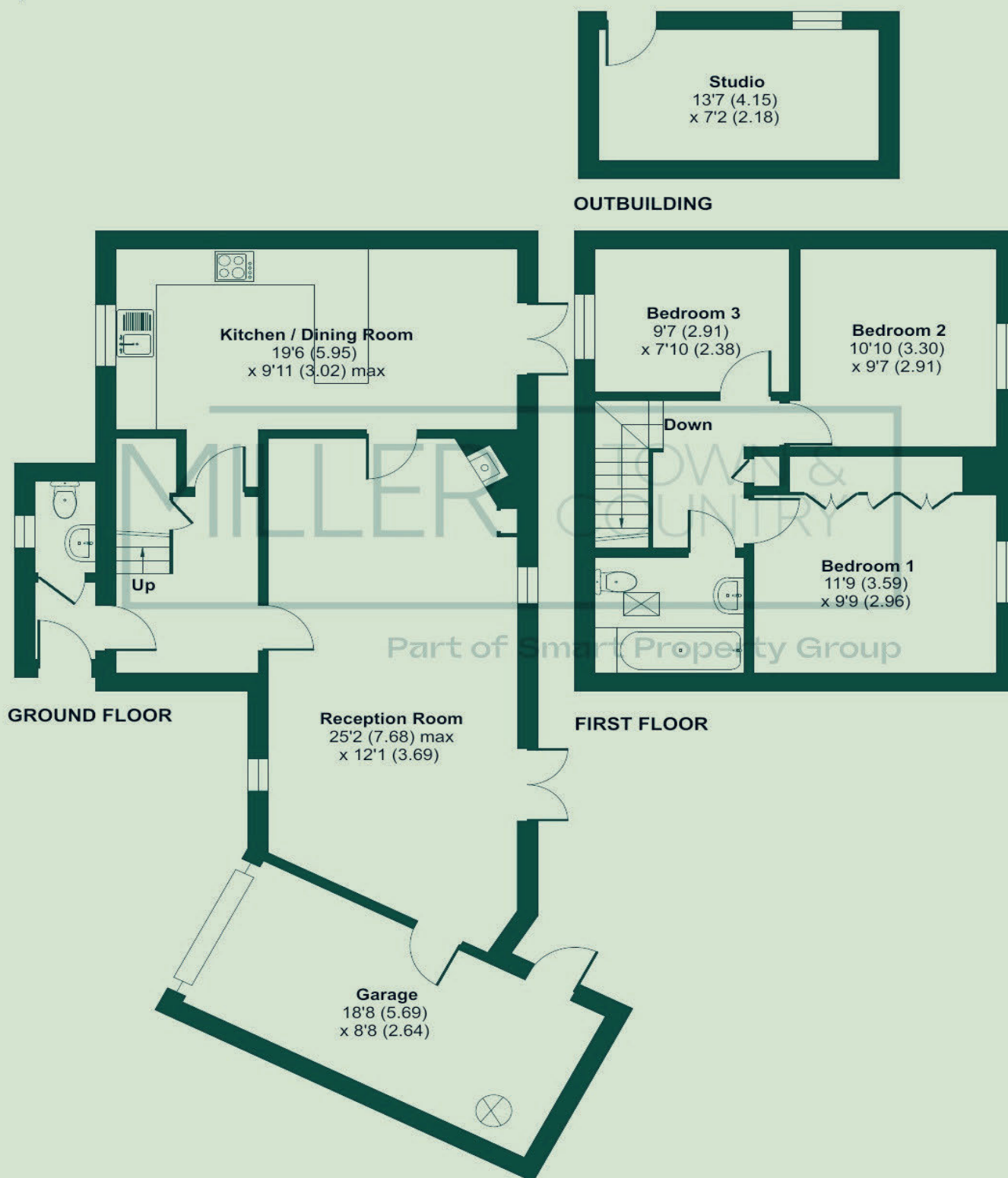
Approximate Area = 1097 sq ft / 101.9 sq m

Garage = 162 sq ft / 15 sq m

Outbuilding = 97 sq ft / 9 sq m

Total = 1356 sq ft / 125.9 sq m

For identification only - Not to scale



Key information

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| Bedrooms: 3 | Notable construction materials: None known |
| Bathrooms: 1 | Building safety concerns: None known |
| Reception Rooms: 1 | Mining area: No |
| Parking: Garage | Planning permissions: None known |
| Listed Status: Not Listed | EPC rating: C (76) |
| Heating: Air source heat pump | Council tax band: D |
| Utilities: Mains electric, water & drainage | Tenure: Freehold |
| Restrictions: None known | Broadband: FTTP (*Per Ofcom) |
| Easements, Wayleaves: None known | Mobile signal: Good to variable (*Per Ofcom) |
| Public rights of way: None known | Accessibility: Not suitable for wheelchair users |
| Flooding: No | |