

Rosehill Bungalow, Rosehill

Altarnun | Launceston

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Price Guide £340,000







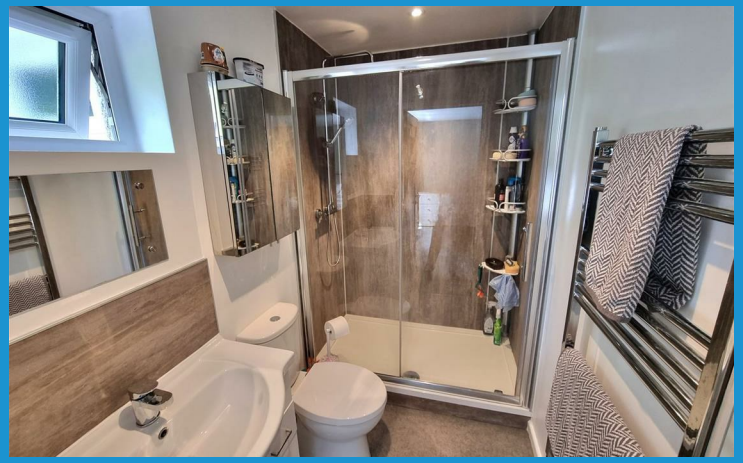
Located in a highly sought after village is this very well presented attached bungalow. Offering 4 bedrooms and 2 bathrooms plus gardens and a single garage. The property is within walking distance of local village amenities.

A door open into the L shaped hallway with doors to all accommodation. The sitting room is front aspect with a pleasant view towards the Parish Church. The open plan kitchen/dining room is a real feature to the property and offers a lot of space. The kitchen has a range of modern eye and base level units with integrated appliances. The kitchen is rear aspect and has a feature roof light allowing lots of light into the space. Beyond the kitchen is a dining area with plenty of room for a family table.

There are 4 bedrooms in total. The master bedroom is rear aspect and benefits from an en suite shower room. The remaining bedrooms are all front aspect and enjoy a pleasant outlook towards the village and church. The bedrooms share a refurbished and reconfigured bathroom with a shower over the bath.

The property is approached off a parish road onto a shared driveway with a single garage plus an attached carport with parking in front of both. Beyond the carport in an enclosed area of lawn which is a pleasant place to sit out in. Steps take you up to the property where there is an extensive area of lawn to the front. The gardens to the side and rear are elevated enjoying further views towards the village and are primarily laid to laid with a few mature shrubs.







Situation

Located on the flanks of Bodmin Moor, is the popular and pretty village of Altarnun. A tributary of the River Inny runs through the village, crossed by a 15th Century pack horse bridge. Public Houses can be found at both Five Lanes, 'The Kings Head' (approx 0.4 miles) and on the edge of Altarnun, 'The Rising Sun' (approx 1 mile). The village also boasts a popular coffee shop, village hall, historic church and Community Primary School, all within walking distance of the property. The village offers good access to the A30 linking into Devon and West Cornwall with Launceston being the nearest town with a wide range of facilities, amenities and schooling. The North Cornish coastline is only 12 miles away where the popular south west coast path can be enjoyed.

Directions

The postcode is PL15 7RL. From Launceston take the A30 heading towards Bodmin and take the left hand turning to Altarnun and Five Lanes. Follow the road down, turning right at the roundabout, drive under the flyover and to the 'T' junction and turn left and then immediately right and right again and then take the left hand turn that leads down into the village of Altarnun. Turn right signposted "Village Hall". Drive up the hill and the property will be seen on your right hand side.

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Entrance Hallway
7'3" x 5'4" (2.21m x 1.63m)

Inner Hallway
22'11" x 4'11" (7.01m x 1.50m)
With A Storage Cupboard

Sitting Room
18'8" x 10'4" (5.71m x 3.16m)

Kitchen Area
14'10" x 8'0" (4.54m x 2.46m)

Dining Area
13'8" x 6'11" (4.18m x 2.11m)

Bedroom 1
12'2" x 10'7" (3.72m x 3.24m)
With Fitted Wardrobe

En-Suite
7'4" x 4'7" (2.24m x 1.41m)

Bedroom 2
13'9" x 8'11" (4.21m x 2.73m)

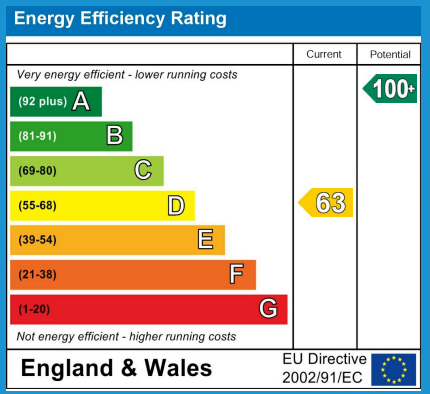
Bedroom 3
9'10" x 9'0" (3.02m x 2.75m)

Bedroom 4
9'8" x 7'11" (2.97m x 2.42m)

Bathroom
7'2" x 5'6" (2.19m x 1.69m)

Services
Mains Electricity, Water and Drainage
Oil Central Heating
Council Tax Band C











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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