

Camro, Splatt, Tresmeer,
Launceston, Cornwall, PL15 8QY

Guide Price £499,950 Freehold





An attractive detached bungalow in a tucked away private location on the edge of a rural hamlet

- 4 Bedrooms (1 En Suite)
- 2 Reception Rooms
- Conservatory
- Attractive Landscaped Gardens
- Attached Garage
- Range of Stables & Outbuildings
- About 2.12 Acres in all
- EPC D & Council Tax D

SITUATION Set on the edge of the hamlet of Splatt with a primary school 2 miles away at Warbstow.

The former market town of Launceston is 8 miles away with a range of supermarkets', doctors', dentists' and veterinary surgeries together with educational facilities, numerous sporting clubs and social clubs.

The A30 is 9 miles distant and links the cathedral cities of Exeter and Truro.

The coastal resort of Bude is 13 miles distant with a range of sandy beaches, cliff walks, supermarkets and links golf course.

DESCRIPTION A most appealing detached bungalow of timber frame and concrete block construction believed to be built in the 1990s.

The following comfortable accommodation is illustrated on the floorplan and briefly comprises: glazed rear porch opens into utility room with space and plumbing for washing machine and tumble dryer, cupboard housing the oil fired boiler and return door to entrance hall. Door into kitchen which has a range of base and wall units with laminated work surfaces over, space and plumbing dishwasher, space for range style cooker and door into dining room with patio doors to side garden and return door to entrance hall. Opening into lounge with wood burner and sliding doors into the conservatory with glazed doors onto an extensive paved terraced patio and steps down to the rear garden.

The hall has doors to all rooms including master bedroom with en suite shower room, 3 further bedrooms and family bathroom with suite comprising bath, wash hand basin, low flush WC and walk-in shower cubicle.





OUTSIDE Approached over its own driveway with 5-bar gates opening to this most appealing smallholding which is bounded by mature trees and well defined hedge boundaries with drive leading to a gravel parking area for several vehicles. The garage is linked to the main property by a covered passageway and has metal up and over doors and cloakroom with low flush WC.

The garden is well screened with mature shrubs and hedge boundaries. There is a selection of useful timber outbuildings, stables, turnout pen and pasture enclosures.

The property extends in all to 2.12 acres or thereabouts.

SERVICES Mains water and electricity. Private drainage system (septic tank). Double glazed throughout. Oil fired central heating, solar panels. Full EPC document available on request. Council tax band: D. Broadband available (FTTP). Mobile phone coverage: visit Ofcom website. Please note the agents have not inspected or tested these services.

AGENT'S NOTE There is planning permission within the locality for 5 executive dwellings, which have commenced. For further information, please visit Cornwall Council planning portal or contact the office.

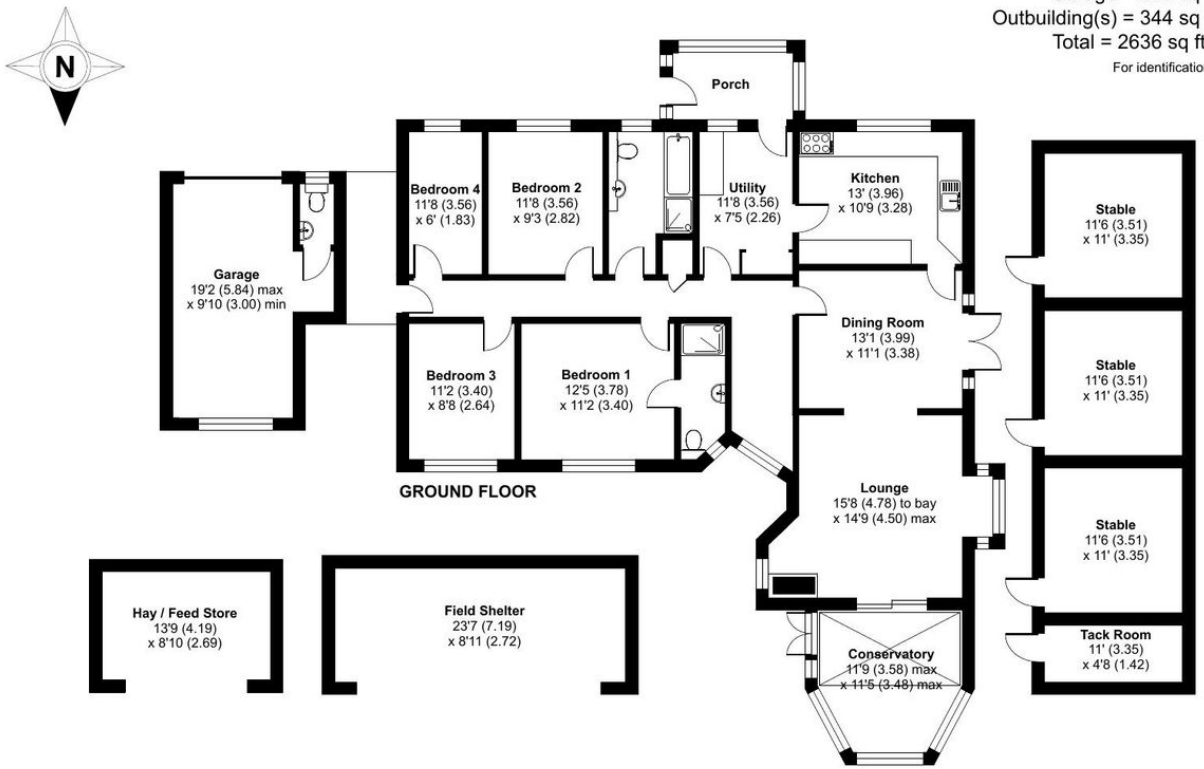
VIEWINGS Strictly by prior appointment with the vendors' appointed

DIRECTIONS From Launceston take the B3254 road towards Bude. At St Stephens church turn left signposted Egloskerry. Proceed through Egloskerry and the hamlet of Tresmeer, taking the right hand bend sign posted to Canworthy Water/Splatt. On entering the hamlet of Splatt continue for 200 yards and the lane to Camro will be found on the left hand side, by the 20mph sign and a prominent yellow oval shaped sign attached to a telegraph pole with the property name, (if you have reached the railway bridge you have gone too far). Proceed along the lane (owned by Camro), passing the former railway cottages on the right to the gated entrance of the property.

SatNav: PL15 8QY
What3Words: ///skillet.misted.quieter

rightmove ZOOPLA OnTheMarket PrimeLocation.com

Approximate Area = 1580 sq ft / 146.7 sq m
Stables / Tack Room = 489 sq ft / 45.6 sq m
Garage = 223 sq ft / 20.7 sq m
Outbuilding(s) = 344 sq ft / 31.9 sq m
Total = 2636 sq ft / 244.9 sq m
For identification only - Not to scale







Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd . REF: 1118562

For more information or to arrange a viewing, please contact us:

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