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2 Trenhorne House | Trenhorne | Congdons Shop | Launceston



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Price Guide £475,000







Tucked away in a semi rural position is this substantial semi detached period home (not listed) offering lots of potential to further improve. The property offers 4/5 bedrooms plus generous reception spaces overlooking a large garden with views towards open countryside. Offered for sale with no forward chain.

From the rear porch you step into a hallway with stairs down to the ground floor reception room. Adjoining the hallway is a side aspect study which was previously a bedroom and could still be utilised as such. Opposite is a refitted shower room with a large double shower enclosure. The sitting room is over 10 meters in length with 2 large front aspect windows allowing in lots of natural light. At either end of this spacious room are 2 fire places, one housing a multi fuel wood burner and the other currently not in use. This room has a high ceiling and exposed wooden floorboards. Adjoining the sitting area is a separate garden room with a solid roof and glazed windows overlooking the gardens.

Stone steps take you down to the large dining room with a snug area to one end. This room has several period features including a beautiful flag stone floor and an open fireplace housing a range. Doorways open into a rear aspect kitchen area with eye and base level units and a door out to the garden and driveway.

On the first floor are 3 double bedrooms (2 en suite) plus a family bathroom all adjoining a rear landing. All bedrooms enjoy a view over the gardens with the master having a vaulted ceiling with exposed woodwork. Leading off the landing is a staircase up to a recently created loft room.

The property is approached over a driveway to the side for 2 vehicles in tandem. The lawned garden can be found mainly to the front and is perfect to enjoy the piece and quiet. To the rear of the property is access to the entrance porch. In total the plot measures circa 0.20 of an acre.







- Substantial semi detached period home
- 4/5 Bedrooms
- Light and airy reception rooms overlooking the garden
- Several period features including open fireplaces
- Scope to further improve and create a wonderful home
- Views toward Bodmin Moor
- Ample off road parking
- Good size garden with a pleasant aspect

Situation

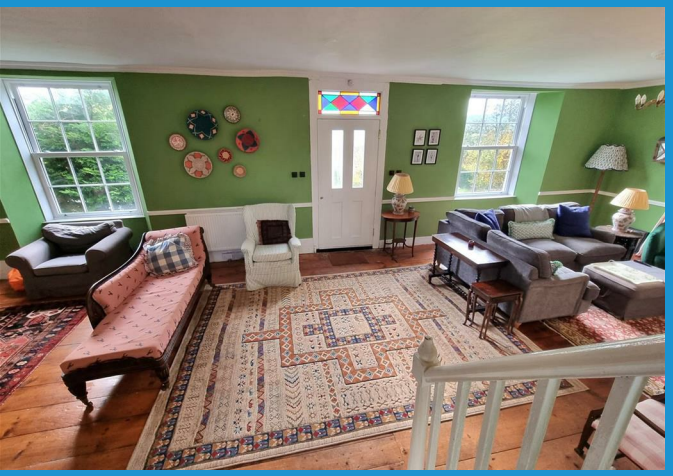
The property is situated in the hamlet of Trenhorne on the eastern edge of Bodmin moor. It is just under 2 miles from the self-contained village of Lewannick with its post office/general store, well respected local pub, primary school and thriving village hall. The nearby village of Coad's Green has a primary school whilst, Launceston, the historic capital of Cornwall, is around 6 miles away offering a range of amenities including shops, restaurants and leisure facilities. An ideal central location for travelling to the whole of Cornwall. The town of Tavistock on the edge of Dartmoor is 16 mile distance whilst the beauty of Bodmin Moor is just a mile away. The property is situated perfectly for use of both the A30 and the A38, linking the property to major town and cities such as Exeter (47miles) and Plymouth (27miles) approximately.

Directions

The postal code for the property is PL15 7PN. Travelling from Launceston take the B3245 out to the cross roads at Congdons shop, Turn right, towards Bodmin and follow the road past Colin Park social club and take the next left turn, follow the road all the way down and around the sharp right hand bend. The property is located immediately on the right marked by two wooden gates. WhatThreeWords:- regretted.spout.ruled









Entrance Porch
6'5" x 5'0" (1.96m x 1.54m)

Hallway
10'10" x 7'0" (3.31m x 2.15m)

Study / Bedroom
13'6" x 9'3" (4.14m x 2.83m)

Bathroom
10'1" x 4'10" (3.08m x 1.49m)

Few Steps Down

Living Room
35'5" x 13'1" (10.82m x 4.01m)

Conservatory
13'8" x 15'10" (4.19m x 4.83m)

First Floor Landing

Bathroom
7'9" x 4'1" (2.38m x 1.27m)

Bedroom 2
14'2" x 9'6" (4.34m x 2.92m)

Bedroom 3
13'8" x 13'6" (4.18m x 4.12m)

En-suite
5'8" max x 5'5" max (1.73m max x 1.66m max)

Bedroom 4
13'8" x 9'4" (4.19m x 2.86m)

En-suite
5'8" max x 5'6" max (1.75m max x 1.70m max)

Lower Ground Floor

Reception Room
35'4" x 12'11" (10.78m x 3.95m)

Kitchen
16'7" x 7'8" (5.07m x 2.36m)

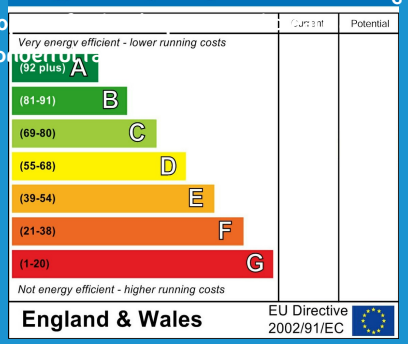
Store Room
13'8" x 12'8" (4.17 x 3.86 (4.16 x 3.85))

Second Floor

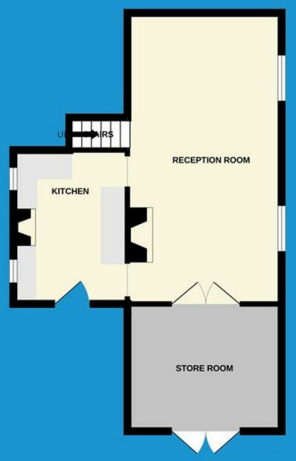
Loft Room
13'9" x 9'6" (4.20m x 2.90m)

Services
Mains Electricity. Private Water & Drainage.
Oil Fired Central Heating.
Council Tax Band D.

AGENTS NOTE
In our vendors ownership they have completed several improvements including installation of new double glazed sash windows, new wood burners, tanking to the ground floor front wall and a [illegible] shower room. There is huge sco[illegible] wonderful[illegible]



Lower Ground Floor



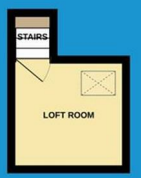
Ground Floor



First Floor



Second Floor



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The Property Ombudsman

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AML CHECKS:
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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.