



Trevale

Rezare, Launceston PL15 9NX

KIVELLS



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Rezare, Launceston PL15 9NX

£625,000 Guide Price

Exceptionally versatile detached residence

Immaculately presented throughout with spacious living accommodation with generous proportions

Low maintenance gardens, with double carport and garage

Perfect opportunity for those seeking multi-generational living or income potential

Outstanding panoramic rolling countryside views over the Tamar Valley, an Area of Outstanding Natural Beauty

Located in peaceful idyllic hamlet



Situation...

Trevalle occupies a tranquil centre hamlet location in Rezare which is just off the A388 Launceston to Plymouth road. Treburley village is just over 1/2 a mile with renowned public house, repair garage and small industrial estate. Primary schools can be found in the neighbouring villages of Stoke Climsland and Trekenner with Duchy College being within easy reach.

Launceston and the A30 dual carriageway spine road for Cornwall and Devon is some 5 miles to the north and the town of Callington is some 6.5 miles to the south with the city of Plymouth just beyond including continental ferry port and intercity rail link.

Nearby Launceston provides a full range of social, commercial and shopping facilities and to the east the city of Exeter (a further 42 miles) provides intercity rail link, M5 motorway link and international airport.

In all directions from Rezare there is scenery of outstanding natural beauty. To the north is the stunning rugged coastline of North Cornwall and Devon famed for family surfing beaches and quaint former fishing villages. To the west are the open spaces of Bodmin Moor ideal for walking and riding and to the east is Dartmoor National Park. Running southwards from the area is the secretive Tamar Valley steeped in 18th Century mining history and renowned for Salmon fishing. This opens into Plymouth Sound with all its yachting activity.



A fantastic opportunity to purchase a exceptionally versatile detached residence which is immaculately presented throughout having spacious living accommodation with generous proportions. The property would suit those seeking for multi generational living or income potential. There are outstanding panoramic rolling countryside views towards the Tamar Valley, an Area of Outstanding Natural Beauty.

To appreciate the attributes along with the quiet rural position of this property, a viewing is highly recommended.



The property briefly comprises the following: entrance vestibule, entrance hall, office, living / dining room, lounge, utility room, kitchen, cloakroom, porch and garage. On the lower ground floor there are three bedrooms including a master suite, family bathroom and utility room. The self contained annexe briefly comprises the following:- open plan living space together with two bedrooms and bathroom.

Approached via a gated tarmac driveway, this charming property offers ample parking and a covered car port for two vehicles. Pedestrian gates lead to the annexe's private garden and The Hideaway. A tarmac path winds past the annexe to two patios —perfect for barbecues—both with electric supply and potential for a hot tub. The rear garden features a gently sloping path to a fully enclosed lawn with mature shrubs and stunning countryside views. A side gate connects to the main garden, which includes a gravel and paved seating area beside the master bedroom, courtyard area, a level lawn, and additional parking for five or more vehicles. The top lawn is bordered by a beautiful stone wall and planted with palms and evergreens. A paved path leads to the front door, passing an 8' x 12' timber shed.

uPVC double-glazed entrance door with leaded feature kingfisher porthole window to the front, obscure flag windows either side and courtesy light leading into:-

ENTRANCE VESTIBULE

Wood-effect vinyl flooring, space for coats and boots storage, ceiling light and fully-glazed oak door leading into:-

ENTRANCE HALL

Fully carpeted throughout with recess spotlighting, central heating radiator, new air extractor and doors to all principal rooms. A fully glazed door leads down to the bedrooms.

OFFICE

Dual aspect with uPVC double-glazed windows to the front and side. Fully carpeted throughout, recess spotlighting, centrally heated radiator, Ethernet connection point. Could also be utilised as an additional bedroom if required.

LIVING / DINING ROOM

A large dual aspect reception room with uPVC double-glazed window to side and rear with spectacular rolling countryside views. Centrally heated radiators, space for dining room furniture, ceiling and wall lighting, additional space for seating area. TV and Ethernet connection points.

LOUNGE

TV and internet connection points, fully carpeted throughout, pendant ceiling lights and wall lighting, loft access. Fully glazed opening double patio doors leading out to an extensive balcony. The balcony

enjoys a wonderful sunny aspect with outstanding rolling countryside views beyond and over the garden behind, a standout feature of the property.

UTILITY ROOM

uPVC double-glazed window to the side aspect with obscure glass. Roll-top work surface with inset round stainless steel sink with mixer tap over. Location of wall-mounted boiler, wood-effect vinyl flooring throughout and exterior cat flap.

KITCHEN

Two uPVC double-glazed windows facing the rear enjoying the same far-reaching rolling countryside views. A well-fitted kitchen with excellent wall and base units having roll-top work surface with matching upstand, inset induction hob with extractor hood over, Bosch double oven, inset one and a half bowl composite sink with mixer tap over. Wood-effect vinyl flooring throughout. Integrated dishwasher and pantry cupboard, recess spotlighting and vertical panel radiator.

CLOAKROOM

uPVC double-glazed window with obscured glass to the side of the property. Pendant ceiling light, centrally -heated towel rail, close-coupled W.C. and pedestal handwash basin with tiled splash-backing. Wood-effect vinyl flooring.

PORCH

From the ENTRANCE HALL a solid oak door leads through to an additional PORCH with uPVC double-glazed door to the front. Wood-effect vinyl flooring, pendant ceiling light, space for coat storage, centrally-heated radiator and pedestrian door to garage.



GARAGE

The garage is of excellent proportions with electric vehicular up-and-over door to the front and power lighting. The garage also benefits from washing machine plumbing. Wall-mounted electric consumer unit and electric meter location.

LOWER GROUND FLOOR

Stairs lead down from the ENTRANCE HALL to the LOWER GROUND FLOOR, which is carpeted throughout with recess spotlighting. Deep storage cupboard which would also link through to the ANNEXE if required. Further recess spotlight and fully carpeted. Centrally heated radiator, crawl space storage access, space under the stair and airing cupboard with pressurised hot water cylinder and doors to all principal rooms.

BEDROOM THREE

A good-sized double bedroom with uPVC double-glazed window to the side aspect. Fully carpeted throughout, central ceiling light and space for bedroom furniture.

FAMILY BATHROOM

Large family bathroom with wood-effect vinyl flooring throughout, ceramic tiled to half-height, panel enclosed bath, storage units with roll-top work surface above, vanity unit with inset handwash basin and cupboards under. Close coupled W.C. and corner shower enclosure with mixer shower over. Centrally heated towel rail, recess spotlighting and extractor fan, shaver point and additional centrally-heated towel rail.

(SECOND LARGER) UTILITY ROOM

Space for linen storage shelving, wood-effect vinyl flooring throughout, centrally heated radiator, washing machine plumbing and space for tumble dryer, central ceiling light and PIR motion sensor.

BEDROOM TWO

A good-sized double bedroom with uPVC double-glazed window to the side aspect. Fully-fitted carpet throughout, recess spotlighting, centrally heated radiator, T.V., point and space for bedroom furniture.

MASTER BEDROOM

A generously proportioned bedroom with uPVC double-glazed window and patio doors leading to the rear, with unspoilt views of the garden and rolling countryside beyond. Centrally heated radiator, fully-fitted carpet throughout, pendant ceiling light and ample space for bedroom furniture.

ANNEXE (The Hideaway)

Accessed externally overlooking the rear garden, the ANNEXE is approached via a tarmacadam path with two steps that lead up to uPVC fully-glazed French doors and into the open plan LIVING / KITCHEN / DINING SPACE with wood effect vinyl flooring throughout, vertical centrally heated radiator, loft access, coat and boot storage, further centrally heated radiator, T.V. point, extractor fan and recess spotlighting. Kitchen area with marble-effect work surface, inset stainless sink one and a half bowl sink with tiled splash-backing. Integrated electric oven and hob with steel extractor hood over, integrated washing machine and good range of shaker-style wall and base units and doors to:-

BEDROOM ONE

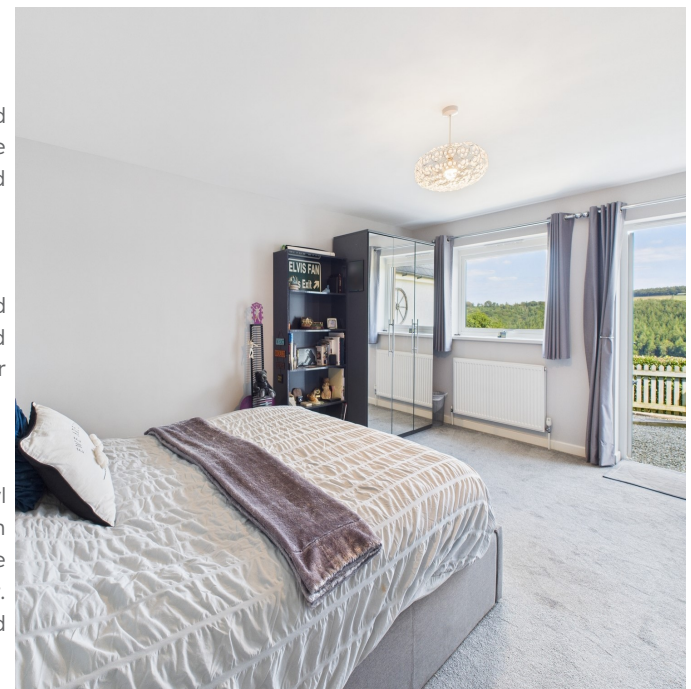
A good-sized double bedroom with uPVC double-glazed window to the rear overlooking the garden and fine views beyond. Fully fitted carpet, centrally heated radiator, T.V. point, ample space for bedroom furniture.

BEDROOM TWO

Large double bedroom with uPVC double-glazed window to the side aspect. T. V. point, centrally heated radiator, pendant and ceiling lights and space for bedroom furniture.

BATHROOM

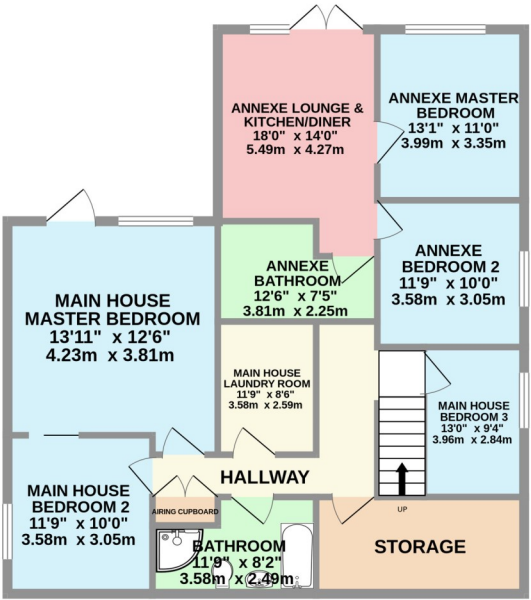
Fully tiled floor to ceiling, with wood-effect vinyl flooring throughout. Vanity unit with inset handwash basin, close coupled W.C., bath and shower enclosure with glass screen, shower tray, and electric shower over. Recess spotlighting, extractor fan and centrally-heated towel rail.



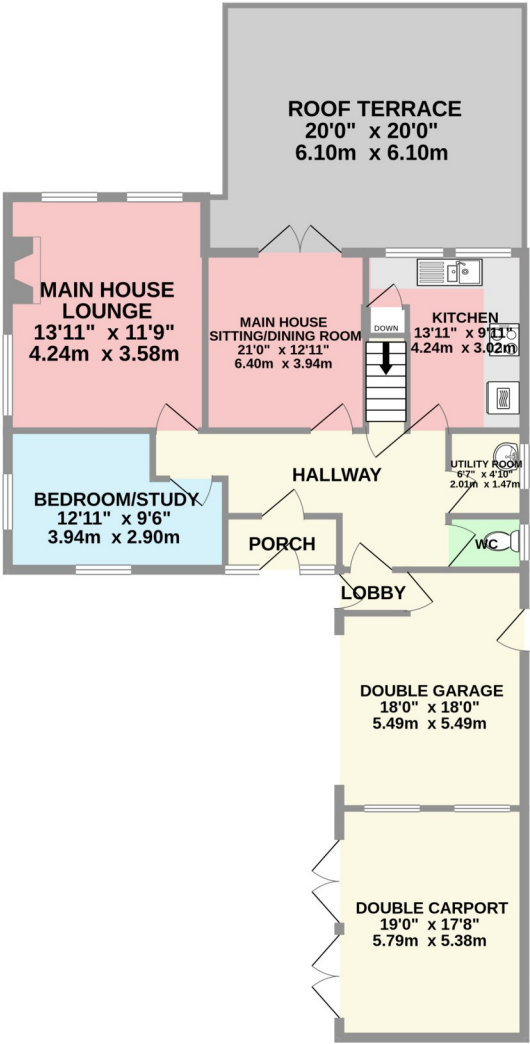
Floorplan



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan for identification purposes only, not to scale



Outside

The property is approached from the parish lane with a tarmacadam pull-in driveway providing ample parking and fully gated beside a covered car port for at least two cars. The car port has pedestrian gates to either side, to the right hand side it gives access to The Hideaway and side garden of the ANNEXE. This garden has a tarmac pathway that leads down the side of the property to a raised terrace, which is a patio paved sun terrace for barbecuing area, with additional electric supply and could house a location for a hot tub should somebody require. A gently sloping path leads down to the rear of the property where the lower lawn has been fully enclosed with established shrub and hedge boundaries, and fantastic views beyond. Further to the side is a pedestrian gate which links through to the main accommodation gardens, with gravel and raised paved patio seating area immediately beside the master bedroom with electric connected. There is a level lawn beside and again tarmacadam pathway which gently leads up to the front of the property, with further seating area to the side, further lawn and ample parking for five or more vehicles. There is a top lawn beside an established stone wall boundary, predominantly laid to lawn, with palm and other perennial and evergreen shrubs. There is a timber garden shed 8' by 12' in length and paved pathway leading to the front door.



Services

Mains water, electricity and drainage. Mains gas central heating and double glazing throughout. Fibre connected to the property.



EE Rating - C



Council tax band - D



Directions

What3Words – survivor.grandson.jammy



Virtual Tour - available on request

Easements, wayleaves & rights of way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

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Viewings strictly by appointment only

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