Wood View, North Hill, Launceston, Cornwall, PL15 7PQ

Guide Price £550,000 Freehold

A remarkably spacious detached bungalow set in a large plot in the heart of a popular village

- Set within a plot of 0.36 Acres
- 5 Bedrooms (Master En Suite)
- Contemporary Kitchen/Dining Room
- Lounge
- 20' (6m) Garden Room
- Off Road Parking for Numerous Vehicles
- Double Glazed Throughout
- EPC E & Council Tax E

SITUATION Located in the heart of the picturesque village of North Hill, designated an Area of Outstanding Natural Beauty, less than 6 miles from Launceston and 9 miles from Liskeard. Both towns have comprehensive amenities, Liskeard has a mainline railway station and access to the A38. The A30 is 4 miles away and connects the cathedral cities of Truro and Exeter, which has access to the M5 and an international airport.

DESCRIPTION An impressive, detached bungalow built in the 1970s of concrete block construction with an interlocking tiled roof. The property has been subject to considerable expenditure and improvement by the current vendors with the addition of a large garden room, new kitchen, an en suite bathroom and resin driveway.

The extensive accommodation is illustrated on the floorplan and comprises part glazed door into entrance hall with engineered oak floor, cloaks cupboard and doors into all rooms.

Double aspect lounge with feature stone fireplace and wooden mantle shelf over, sliding door to rear patio. Sliding door into garden room with patio doors and windows enjoying views over garden to woodland beyond.

The lounge opens into kitchen/dining room which has a range of units with quartz worktop, underset stainless steel sink with mixer taps and Quooker instant hot water tap, integral dishwasher, inset 5-ring ceramic hob, integral double electric oven with microwave above, appliance space for American-style fridge/ freezer, ceiling mounted extractor unit, door to rear entrance porch.

Utility room with base and wall units, heated towel rail, plumbing and appliance space for washing machine and tumble dryer, stainless steel sink and door into cloakroom with low flush WC and pedestal wash hand basin.

Master bedroom suite with window to rear overlooking garden, fitted wardrobes and step down into en suite bathroom with slate tiled floor, double bath with massage jets, vanity wash hand basin and low flush WC. Four further bedrooms (2 with fitted wardrobes) and a family bathroom with panel enclosed bath, walk-in shower cubicle, low flush WC and pedestal wash hand basin.

OUTSIDE An extensive resin driveway provides parking for numerous vehicles with well-defined hedge and boundary walls. Storeroom, outside tap, gate to the rear. The rear garden is laid to lawn with well-defined hedge and fence boundaries, in-ground ornamental ponds, timber shed and chicken run. The rear decked patio and gazebo enjoy views across the village to surrounding farmland and woodland beyond. The side of the property is gravelled with a vegetable garden, additional sheds, patio seating area and views to St Torney's church spire.

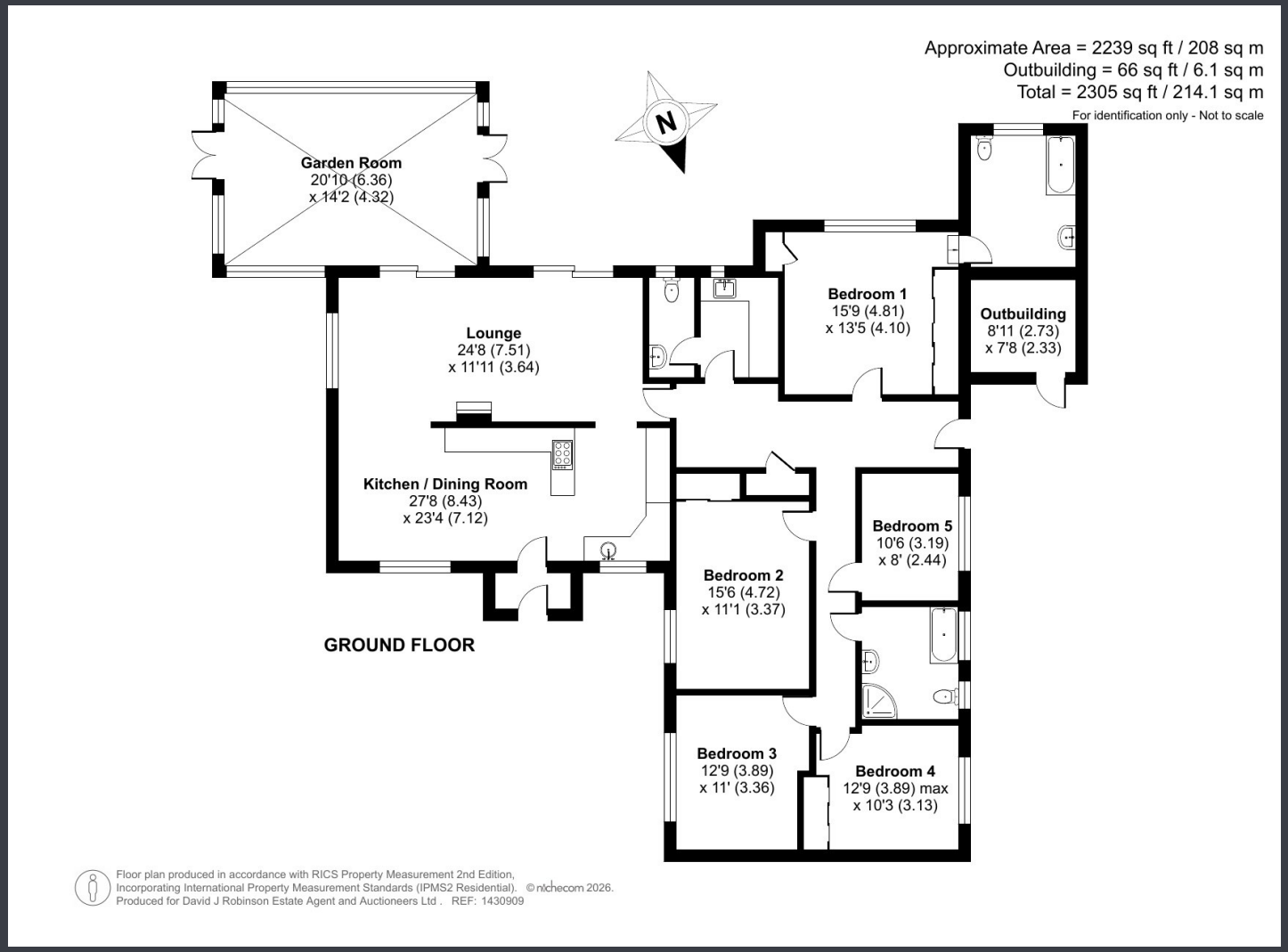
SERVICES Mains water, drainage and electricity. Oil fired central heating with underfloor heating to the lounge, kitchen/dining room, garden room and en suite bathroom. Broadband: FTTP. Mobile coverage: visit Ofcom website. Council tax E. Full EPC available on request. Please note the agents have not inspected or tested these services.

AGENT'S NOTE We are informed by the vendor that there is an overage clause relating to the development of the land within the property boundaries for an initial period of 25 years from September 2012. The bungalow can be extended and/or an annexe added, providing it is for the use of a single-family group.

VIEWINGS Strictly by prior appointment with the vendor's appointed Agents, DJR Estate Agents and Auctioneers.

DIRECTIONS
Sat Nav: PL15 7PQ
What3Words: ///clockwork.ember.almost

rightmove ZOOPLA OnTheMarket PrimeLocation.com



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

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk

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