



## Pastures

Laneast | Launceston



Town • Country • Coast



#### NO ONWARD CHAIN

A spacious and well presented 4 bedroom detached dormer bungalow featuring a countryside view, parking and a garage/workshop. The property offers generous room sizes which includes a spacious en-suite main bedroom with a dressing room/office and an impressive open-plan kitchen/dining room/living room. The plot is circa 1/3 of an acre.

Entrance to the property is into a hallway, with an attractive tiled floor and stairs to the first floor. To your left there is a dual aspect sitting room with feature bay window. Moving through to the fantastic family space is this impressive dual aspect room, with an elevated letterbox window at the side and another box bay window at the front with a window seat. A stylish modern kitchen with integrated appliances and a central island. A door leads into the utility room where there is plenty of storage and a back door. There are 3 generous double bedrooms, all of which enjoy the lovely country outlook. There is a well appointed, modern family bathroom. The open-plan kitchen/dining room/living space provides a real 'wow' factor.

The property can be found in a hamlet location with views over fields at the front and rear. Parking is at the side, with provision for 3 vehicles in front of the garage/workshop with an additional 2 parking spaces in the pull in. There is gated access to an enclosed lawned garden at the front, with a patio area in the far corner. The lawned garden wraps around the side of the property. At the rear there is the main garden, again laid to lawn with great views over fields at the rear. To one side, there is a shed and to the other side there is a garden shed/storage area behind the garage and workshop.



### Situation

The property is situated in the peaceful rural village of Laneast which is approximately 8 miles from the nearest Town of Launceston where there are a wide range of shopping facilities, amenities and schooling. There is a nearby Petrol Station and Convenience Store at just beyond the village and another at Hallworthy. Beyond here there is access to the Atlantic Highway which provides links to Bude and the sandy beaches on the North Cornish coast.

### Directions

The postal code of the property is PL15 8PN. As you drive into Laneast, turning left into the village the property can be seen on your left hand side.

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**Entrance Hallway**

**Sitting Room**

15'2" x 15'6" (4.64m x 4.74m)  
4.74m narrows to 3.61m

**Kitchen / Dining Room**

21'0" x 12'1" (6.41m x 3.70m)

**Living Room**

12'5" x 15'1" (3.80m x 4.60m)  
4.60m narrows 3.45m

**Utility Room**

12'3" x 6'8" (3.75m x 2.04m)

**Bedroom 1**

15'7" x 8'8" (4.77m x 2.66m)

**Bedroom 2**

12'2" x 10'2" (3.71m x 3.12m)

**Bedroom 3**

12'2" x 10'2" (3.71m x 3.11m)

**Bathroom**

10'11" x 6'6" (3.33m x 1.99m)

**First Floor**

**Bedroom 4**

17'11" x 14'6" (5.47m x 4.44m)  
5.47m narrows to 4.74m

**En-Suite**

7'6" x 4'11" (2.31m x 1.50m)

**Dressing Room**

10'7" x 5'6" (3.23m x 1.70m)  
With Fitted Wardrobes

**Services**

Mains Electricity and Water  
Bottled gas to the hob.  
Underfloor Heating In The Kitchen  
& Living Space.  
Private Sewage Treatment Plant  
is Shared With 5 property (inc  
Pastures).  
Council Tax Band D

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 55                      | 67        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



**Ground Floor**



**First Floor**



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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