

An aerial photograph of a large, traditional stone house with a dark grey tiled roof and a blue garage door. The house is nestled within a lush green landscape, surrounded by dense trees and manicured lawns. Beyond the property, the land opens up into vast, rolling green fields, some of which are dotted with sheep. In the far distance, several rounded hills are visible under a clear, bright blue sky.

D. R. Kivell
COUNTRY PROPERTY

Moorgate

St Clether, Launceston, Cornwall



Moorgate

St Clether, Launceston, Cornwall PL15 8PU

Bude 5 Miles

Camelford 5 Miles

Launceston 11 Miles

Plymouth 31 Miles

Truro 43 Miles



3 Bedrooms



3 Reception Rooms



2 Bathrooms



EPC D66

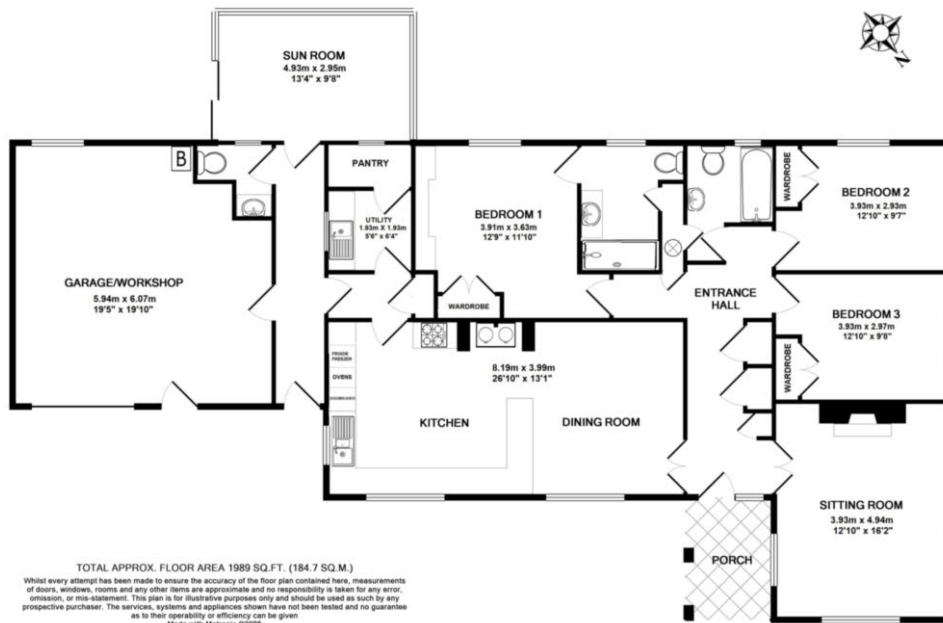
Quietly located country residence in a picturesque position on the edge of Bodmin Moor. Well-presented and appealing 3 bedroom, 2 reception room bespoke design modern bungalow in generous lawned gardens. Attached garage and storage building. Far reaching countryside views. No onward chain.



Moorgate is a most appealing 3 bedroom bungalow built in 1996 to a bespoke design with cut stone elevations, granite quoins and window reveals under a natural slate roof. The well proportioned and spacious accommodation benefits from uPVC double glazing, oil fired central heating and borehole water. The well-presented accommodation briefly comprises: a large entrance hall, a cloakroom and storage cupboards with solid and part glazed timber doors and laminate flooring. Sitting Room, a dual aspect room, laminate flooring, inset fireplace. Kitchen / Dining Room, a triple aspect room enjoying far reaching moorland views, laminate flooring throughout. A large family dining area leading to the spacious Kitchen, inglenook style fireplace with an oil fired Rayburn. Fitted wall and base units under marble effect worksurfaces, stainless steel sink and draining board, built in dishwasher, double electric oven and grill, gas fired 5 ring hob, extractor hood above.



Inner Hall, larder cupboard. Utility Room, fitted base unit, marble effect worksurface, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer. Walk in pantry cupboard. Entrance Hall with tiled floor, door to the front, adjoining garage and sun room.. Cloakroom. Sunroom, triple aspect with sliding door opening onto the rear paved patio, tiled floor. Bedroom 1, built in wardrobe. En suite Shower Room, large shower, wash basin, w/c and built in airing cupboard. Family Bathroom, wash basin, w/c and bath with shower over. Bedroom 2 & 3 double rooms with built in wardrobes.





OUTSIDE

Accessed from the quiet road a gated entrance opens onto a gravelled drive which leads to the front of the bungalow, garage and parking area. There is lawned garden to the front with flowerbed borders and interspersed with a variety of flowering shrubs and trees. At the rear is a secluded paved patio with central pond feature enclosed within natural stone walling and is ideal for alfresco dining and entertaining. A path leads to the generous upper lawn terrace, which is bordered by mature trees, flowerbed borders and interspersed with a variety of flowering and evergreen shrubs and trees, providing all year-round colour and interest.

Store & Workshop: 4.30m x 3.10m (14'1 x 10'2)

Storage Shed: 2.60m x 2.16m (8'6 x 7'1)

Tenure
The property is offered for sale freehold with vacant possession on completion.

Services & Information
Water – Shared borehole
Drainage- Private
Electricity – Mains
Heating – Oil central heating and enclosed fireplace
Telephone & Broadband – checker.ofcom.org.uk/
Mobile Availability – checker.ofcom.org.uk
Council Tax Currently Band – D
EPC – D66
Renewable Energy – Photovoltaic panels & storage battery
Construction – Stone faced cavity wall

Local Authority
Cornwall County Council, County Hall, Treyew Road, Truro, Cornwall TR1 3AY. 0300 1234 100

Viewing Arrangements
Strictly by appointment with D. R. Kivell Country Property 01822 810810.

Directions
From Launceston take the A30 towards Bodmin, exit at the Kennards House junction signposted Camelford, Wadebridge and North Coast. At the roundabout take the third exit, passing over the A30, and proceed on the A395, proceed through Hallworthy towards the A39, a short distance before the A39 junction turn left towards Davidstow. Continue on this road passing the museum, proceed to the T junction then turn left. Continue for approximately 1.5 miles passing over the cattle and the property will be found on the right.

What3words Location Finder - alive.headlight.tune

Agent's Notes
None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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