



Ottery View

Canworthy Water, Launceston, Cornwall, PL15 8UW

KIVELLS

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£525,000 Guide Price

Executive 4 bedroom detached residence

High specification and quality finish throughout with generous proportions

Ample gated driveway parking and garage with electric charging point

Bespoke handmade kitchen with oak lined cabinetry, stone worksurface and wine store.

Large private rear garden and conservatory

Idyllic village location, 10 minutes to the coast

EPC - A



Situation

The property occupies a delightful position within the rural village of Canworthy Water, set beside the River Ottery and surrounded by unspoilt Cornish countryside. This sought-after village location offers an attractive balance of tranquillity and accessibility, lying within approximately ten minutes' drive of the dramatic North Cornish coastline, including Crackington Haven, with further renowned coastal destinations such as Widemouth Bay, Bude, Boscastle, and Tintagel all readily accessible.

The location is well positioned for everyday convenience, being broadly equidistant between Launceston and Bude, making it particularly suitable for those seeking a rural lifestyle while remaining within easy reach of employment, services, and amenities. Launceston provides a comprehensive range of social, commercial, and shopping facilities, together with direct access to the A30 dual carriageway, offering efficient links into Cornwall and Devon and onward connection to the M5 at Exeter. The cathedral city of Exeter, approximately 42 miles distant, offers an international airport and mainline rail services.

The surrounding area is renowned for its outstanding natural beauty in all directions. To the north lies the dramatic North Cornish coastline, characterised by National Trust cliff scenery, family beaches, and picturesque former fishing harbours. To the west is the estuarine landscape of the Camel Valley, flanked by highly regarded coastal resorts including Polzeath, Rock, Daymer Bay, and Padstow. To the south are the open moorlands of Bodmin Moor, ideal for walking and riding, while to the east the Tamar Valley extends towards Plymouth Sound, offering sailing opportunities and a landscape steeped in 18th-century mining heritage and renowned salmon fishing.



An executive four-bedroom residence constructed within the last 20 years and extensively refurbished by the current owners. Presented in exquisite order throughout, the property offers a rare combination of high-quality finish, generous proportions, and versatile accommodation.

At the heart of the home is a bespoke handmade kitchen, featuring oak-lined cabinetry and drawers set beneath solid granite work surfaces, complemented by a custom-built under-stair wine store. The accommodation is beautifully presented with meticulous attention to detail and comprises an entrance vestibule, kitchen/dining room, utility room, cloakroom, lounge, and conservatory. To the first floor are four well-proportioned double bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom. Externally, the property benefits from an impressive frontage with gated driveway and garage. The rear garden offers a large patio area, extended lawn, and dedicated play area, with additional garden space beyond. Given the quality, presentation, and level of accommodation on offer, strong interest is anticipated and an internal viewing is highly recommended.

Accommodation

Composite front door with dual glass panel window leading into:-

ENTRANCE VESTIBULE

Double glazed window to the side. Integrated bench seat with storage under. Storage cupboard with further coat and boot space. Engineered oak flooring, ceiling light and door leading through to:-

KITCHEN AREA

Open plan with double glazed window to the front aspect. Shaker style bespoke oak kitchen units and fully oak lined drawers and cabinets throughout. Polished granite work surface having inset porcelain sink with mixer tap over, integrated induction hob with extractor hood above. Matching upstand and splashbacking. Engineered oak floor and centre breakfast island with pendant light, integrated cabinets and storage beneath. Integrated double oven and space for fridge / freezer. Composite stable door leading to the side access with large window granting additional aspect light. Stairs rising to the first floor with built-in storage cupboard and integrated 200 bottle wine store, made in solid oak, custom built with glass doors to the front and back lighting. Open plan through to:-

DINING AREA

Double glazed windows overlooking the rear lawn and patio. Central heating radiators, ceiling light, space for dining furniture, T.V. point and door through to:-

UTILITY ROOM

Double glazed window to the rear. Engineered oak flooring. Central heating radiator, electric consumer unit, floor mounted oil fired "Grant" boiler and superfast Broadband connection point. Space and plumbing for washing machine and tumble dryer. Roll edge work surface with inset stainless steel sink and mixer tap over. Ceiling light, extractor fan and door through to:-

CLOAKROOM

Double glazed with obscure glass window to the rear. Close coupled W.C., hand wash basin, extractor fan, ceiling light and central heating radiator. Engineered Oak flooring.

LIVING ROOM

Dual aspect with double glazed window to the front aspect and patio doors to the conservatory with flag windows either side. Focal feature log burning stove on tiled slate hearth and surround with timber mantel over. Two central heating radiators and engineered Oak flooring. T.V. connection point and two pendant ceiling lights.

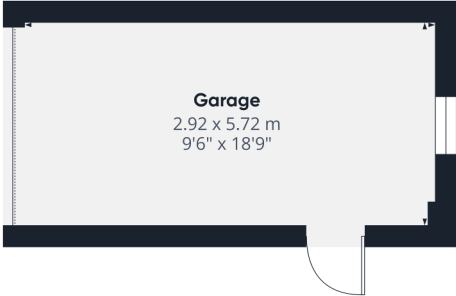


Floor plan

Floor plan for identification purposes only, not to scale

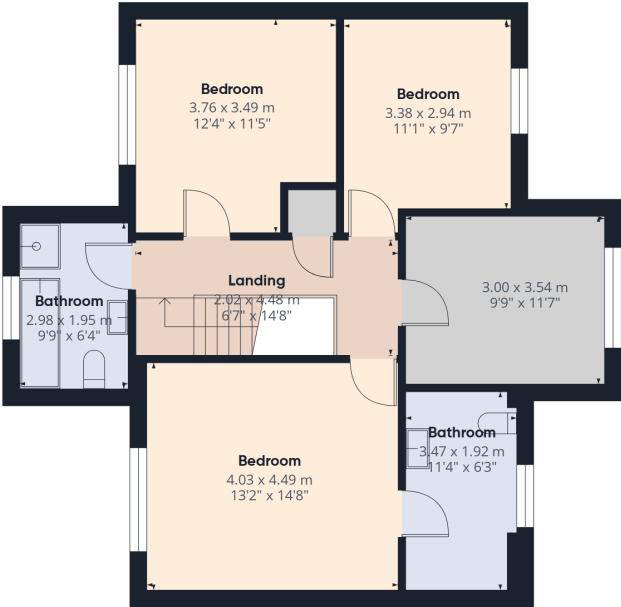


Floor 0 Building 1



Approximate total area⁽¹⁾

154.2 m²
1660 ft²



Floor 1 Building 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



FIRST FLOOR LANDING

Fitted carpet throughout, loft hatch, ceiling light, airing cupboard and doors to all principal rooms.

FAMILY BATHROOM

Double glazed window with obscure glass to the front. Panel enclosed bath, close coupled W.C., pedestal hand wash basin and separate enclosed shower with floor to ceiling tiled splash backing. Ceiling light and extractor fan.

BEDROOM FOUR

A well sized double bedroom with uPVC double glazed window to the front aspect having rural views beyond. Central heating radiator, fully fitted carpet, space for bedroom furniture and king size bed. T.V. point.

BEDROOM THREE

Further double room uPVC double glazed window to the rear. Space for king size bed. T.V. point, pendant ceiling light, central heating radiator and fully carpeted.

BEDROOM TWO

uPVC double glazed window to the rear aspect with views of the garden and rural countryside beyond through the winter months. Central heating radiator, fully fitted carpet, T.V. point, pendant ceiling light and space for bedroom furniture. Currently used as an office.

MASTER BEDROOM

Large master suite with uPVC double glazed window to the front aspect. T.V. and telephone points, central heating radiator, fully fitted carpet, recessed spotlighting and space for super king bed and door to:-





EN-SUITE

uPVC double glazed window with obscure glass to the rear. Close coupled W.C., full width shower enclosure with glass screen, mixer shower and hand held shower, slate topped vanity unit with ceramic “his and hers” sink and mixer taps over. Tiled to half height, recess spotlighting with extractor fan, ceramic tiled wood effect flooring, William Holland bespoke copper central heating towel rail, recessed spotlighting and extractor fan.

Outside

The property is approached by the county lane onto an expansive block paved driveway with bin and recycle storage area, pedestrian access gate to the right hand side and open boundary with the neighbour to the left side making parking and turning easier. Electric car charging point to the left hand side with further outside electric socket points and access to:-

GARAGE

Electric roller door to the front and pedestrian door to the side with power and electric connected.

The rear garden is accessed either from a pedestrian gate on the drive or from double doors from the conservatory with expansive paved patio seating area enjoying complete seclusion and privacy. Further electrical connection points and outside tap leading onto expansive level lawn with oil tank which has been well screened and composting area with further play equipment to the end of the garden. At the very rear of the garden is a low picket fence leading into a gravelled pathway with further decking discretely covering the water treatment plant. Clothes airer and further walkway to a further gravelled garden area which could equally be converted to a secret garden or allotment potentially.

Services

Oil fired central heating. Mains water and electricity. Private drainage with water treatment plant. Roof mounted solar array with 13kw battery storage in the loft space.

 EE Rating - A

 Council tax band - E

 Directions

What3Words – impeached.series.stormed

 Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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