KIVELLS

Moorcott

Middlewood, Launceston Cornwall




FAIRY
MAX
Carex

Moorcott

Middlewood, Launceston, Cornwall, PL15 7NN

Guide Price: £400,000-£425,000

Detached three bedroom bungalow with fantastic far reaching countryside views

---

Generous off road parking for multiple vehicles with a large detached garage

---

Beautifully landscaped garden to the front elevation

Situated within the popular village of Middlewood



Description

Situated in the sought after village of Middlewood, this three bedroom detached bungalow offers well-proportioned accommodation and far reaching views across the Cornish countryside.

Moorcott has been lovingly maintained by the current owner and the accommodation offers versatility to suit different lifestyles, from those seeking a manageable home on one level to buyers who value additional rooms for visiting family or personal interests.

Moorcott is conveniently positioned and allows the countryside outlook to form a part of its character. With its combination of three bedrooms, useful utility space and a desirable location, the property will appeal to those looking for a home with room to adapt over time.

Outside, the beautifully landscaped garden provides an attractive setting for the bungalow and a place to appreciate the far reaching countryside views.



Accommodation

Wooden double doors opening into:-

Porch
uPVC door with obscure double glazed panelling inset opening into:-

Hallway
Doors off to all rooms, built-in storage cupboard, coving to ceiling.

Living Room
uPVC double glazed windows to the front elevation enjoying far reaching countryside views, open fire with tiled surround and tiled slate hearth, television point, coving to ceiling.

Dining Room
uPVC sliding doors with double glazed panelling insets opening out to the front elevation whilst enjoying far reaching countryside views, fitted display cabinet, wooden beams to ceiling.

Kitchen
uPVC double glazed window to the rear elevation, a range of fitted wall and base units with roll top work surfaces over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over, integrated four ring induction hob with extractor fan over, integrated electric oven, integrated warming drawer, space and plumbing for dishwasher, space for freestanding fridge freezer, tiled splashback.

Utility Room
uPVC door with double glazed panelling insets opening out to the rear elevation, fitted roll top work surfaces with all units above, space and plumbing for washing machine, space for tumble dryer, access to attic via loft hatch, coving to ceiling, storage cupboard.





Accommodation

Bedroom
uPVC double glazed window to the front elevation, built-in wardrobes, coving to ceiling.

Bedroom
uPVC double doors with double glazed panelling insets opening onto the decked area enjoying far reaching views, built in wardrobes, coving to ceiling, door leading into:-

En-suite Shower Room
Obscure uPVC double glazed window to the rear elevation, low-level W.C, wash hand basin with mixer tap over and vanity storage below, large shower with electric mixer shower and glazed screen door, chrome heated towel radiator, tiled floor to ceiling.

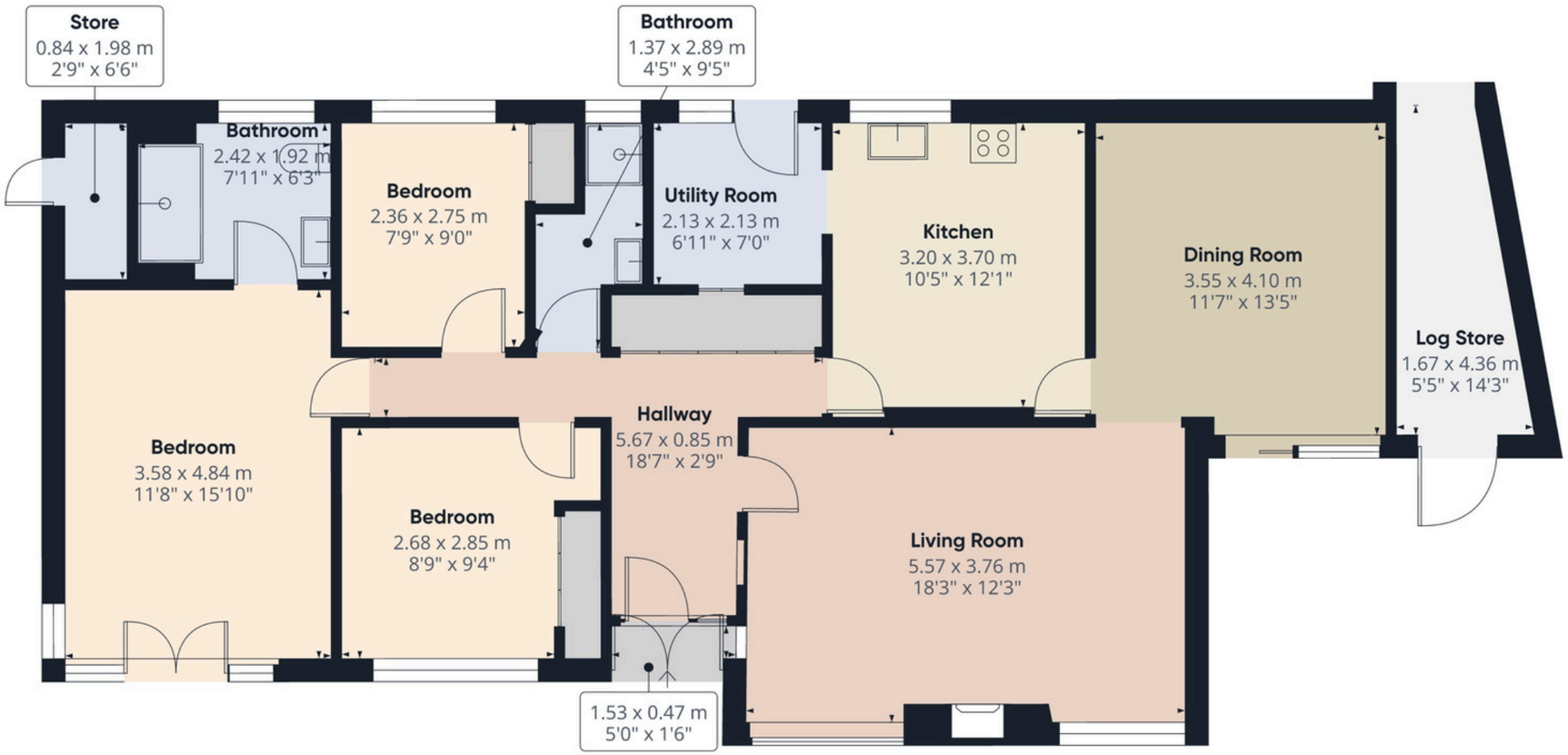
Bedroom
uPVC double glazed window to the rear elevation, built-in storage cupboard, coving to ceiling.

Shower Room
Obscure uPVC double glazed window to the rear elevation, low-level W.C, pedestal wash hand basin with mixer tap over, shower cubicle with mixer shower and glazed screen door, chrome heated towel radiator, tiled floor to ceiling, coving to ceiling.





Floor Plan



Floor 0 Building 1

KIVELLS

Approximate total area(1)

113.3 m²

1218 ft²

(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.

GIRAFFE360

Outside

Moorcott is approached via the tarmacadam driveway with convenient access to the large garage, the wooden gates enclose the garden and provide further secure parking to the property.

The garden compliments the property, offering outdoor space in which to relax, spend time with family and friends, or enjoy the changing seasons.

The landscaped presentation adds to the appeal of the home, creating a connection between the bungalow and its surroundings. The outlook across the Cornish countryside is a feature, bringing a sense of openness to the setting and providing a backdrop to time spent outdoors.

For those who enjoy gardening, the outside space offers an opportunity to take pleasure in a well established space with mature plants and shrubs dispersed throughout.

Garage

Accessed via an electric roller door with power and lighting throughout, uPVC double glazed door to the side elevation, uPVC double glazed window to the side elevation.





Additional Information

Useful Property Information

SERVICES:

Mains water, electricity and drainage. The property benefits from electric underfloor heating throughout.

VIEWINGS:

Strictly by appointment only. Please call 01579 345543 or email liskeard@kivells.com to book your viewing.

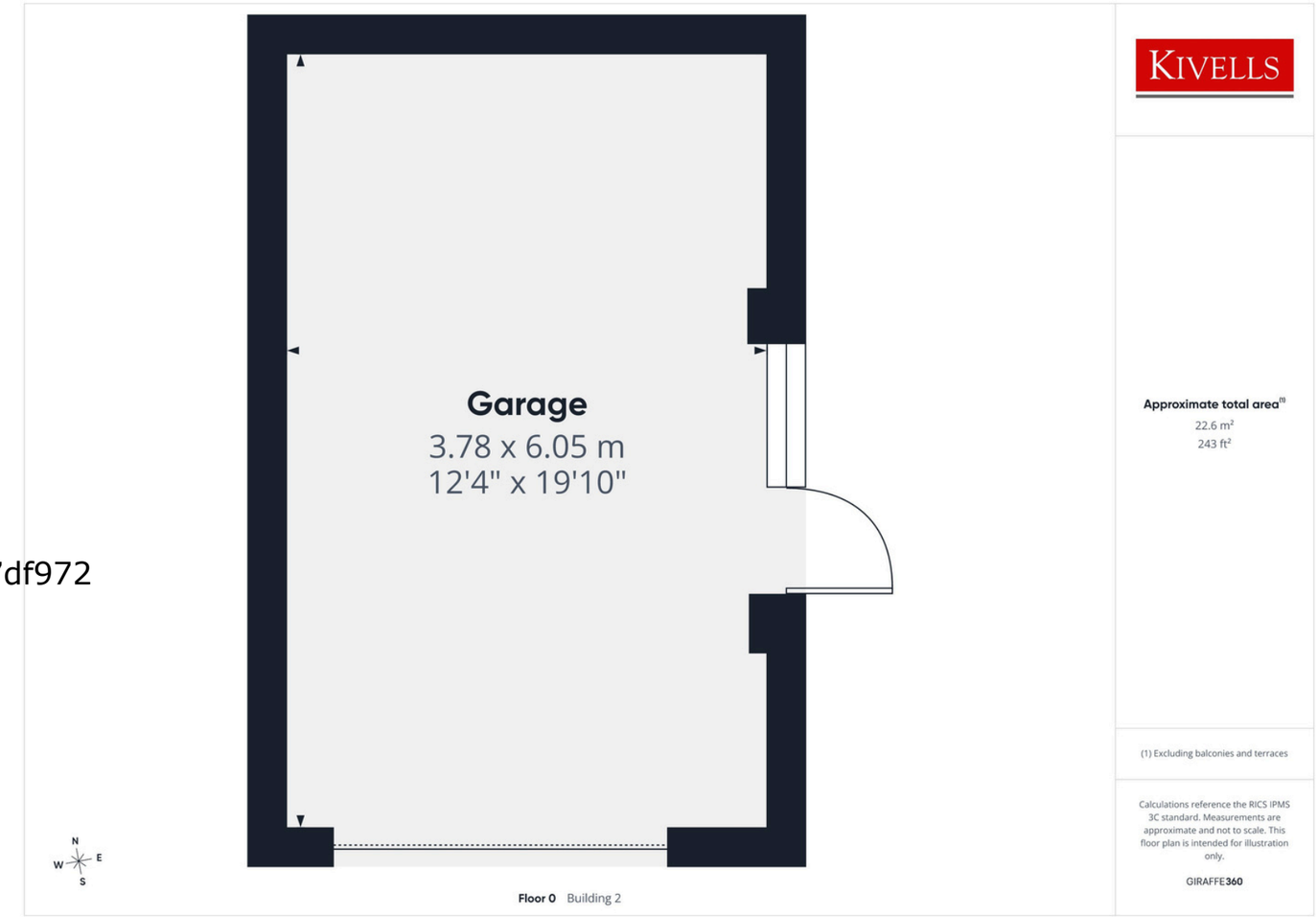
Virtual Tour:-
https://tour.giraffe360.com/d9c722619a2d4720a685ffad997df972

DIRECTIONS:

What3words: /// majoring.boots.uniforms

EE RATING: D

COUNCIL TAX BAND: D



DISCLAIMER:

Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on theirown behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £300 incl. VAT to Kivells. Kivells retains copyright to allsales particulars,photographs, floor plans, sketches, and advertisements.

KIVELLS



7-8 Bay Tree Hill, Liskeard, Cornwall, PL14 4BE
01579 345543 | liskeard@kivells.com | kivells.com