



**Tempellow, Warbstow,
Launceston, Cornwall, PL15 8UP**

Guide Price £249,950 Freehold





An impeccably presented and much improved detached bungalow in the heart of a peaceful rural village

- No Onward Chain
- 2 Bedrooms
- Hobbies Room/Occasional Bedroom
- Lounge/Dining Area
- Integral Workshop/Utility
- Enclosed Front and Rear Garden
- Woolaway Construction
- EPC D & Council Tax C

SITUATION Situated in the heart of the village of Warbstow, 550m from the property is the ancient Neolithic hill fort of Warbstow Bury, ideal for dog walking. The village has a primary school, village hall with adjoining playing field, church and thriving community spirit. A post office/general stores, garage and public house can be found at Wainhouse Corner 4 miles away.

More comprehensive facilities can be found in the towns of Launceston, Camelford or Bude, all within 13 miles and enjoying a range of supermarkets, doctors', dentist and veterinary surgeries.

The primary school is a short walk from the property and there is a choice of either Launceston, Bude or Camelford for secondary education with daily school bus services available. The North Cornish coast can be accessed at Crackington Haven some 8 miles distant. Access to

the A39 is 5 miles away and the A30 is 10 miles from the property.

DESCRIPTION Having been the cherished home of the current vendors for the last 10 years, this 1960s woolaway bungalow has modern extensions and is presented in excellent decorative order throughout. The accommodation is illustrated on the floorplan and comprises: entrance porch with tiled floor and glazed door opening into entrance hall with engineered oak floor, cloaks hanging space and doors to all rooms.

The kitchen comprising a range of base and wall units with composite marble worktops, tiled splashbacks, underset ceramic sink with inset drainer and mixer taps, appliance space for range cooker with extractor unit over, base-level oil-fired boiler, plumbing for washing machine, dishwasher and base-level fridge, appliance space for upright fridge. Access to loft which could potentially be



converted, subject to gaining the necessary planning consent.

Door into utility/store area (formerly the garage), with a timber stable door leading into the integral workshop/hobbies room, with concrete floor, window and door to the rear garden. This space could easily be converted back to a garage.

From the hall, a door leads into the front bedroom with views over the garden and a range of floor to ceiling open fronted wardrobes. The second bedroom has a rear aspect enjoying views over the garden, patio terrace and distant rural views. Family bathroom with low flush WC, vanity wash hand basin, walk-in shower cubicle, panel enclosed bath with mixer taps and shower screen, heated towel rail.

Lounge/Dining area with feature fireplace housing a multi-fuel burner set on slate hearth and sliding patio doors to rear garden terrace. Stairs rising to the useful light and airy occasional bedroom/hobbies room with Velux window, window to side aspect and restricted headroom.

OUTSIDE To the front is a 5-bar gate opening onto tarmac drive with parking for at least 3 vehicles, lawned garden with hedge and fence boundaries.

A path to one side of the property leads to the rear garden, featuring an extensive patio terrace that enjoys plenty of sunshine during the summer months and provides an ideal setting for al fresco dining and summer barbecues. Steps lead down to a lawned garden, with well-defined hedge and fence boundaries, greenhouse, timber shed and raised



vegetable beds. The garden also benefits from attractive distant rural views.

SERVICES Mains water, drainage & electricity. Bulk oil-fired central heating, double glazed throughout. Full EPC available on request. Council tax C. Broadband: FTTP. Mobile phone coverage: please visit the Ofcom website. Please note the Agents have not inspected or tested these services.

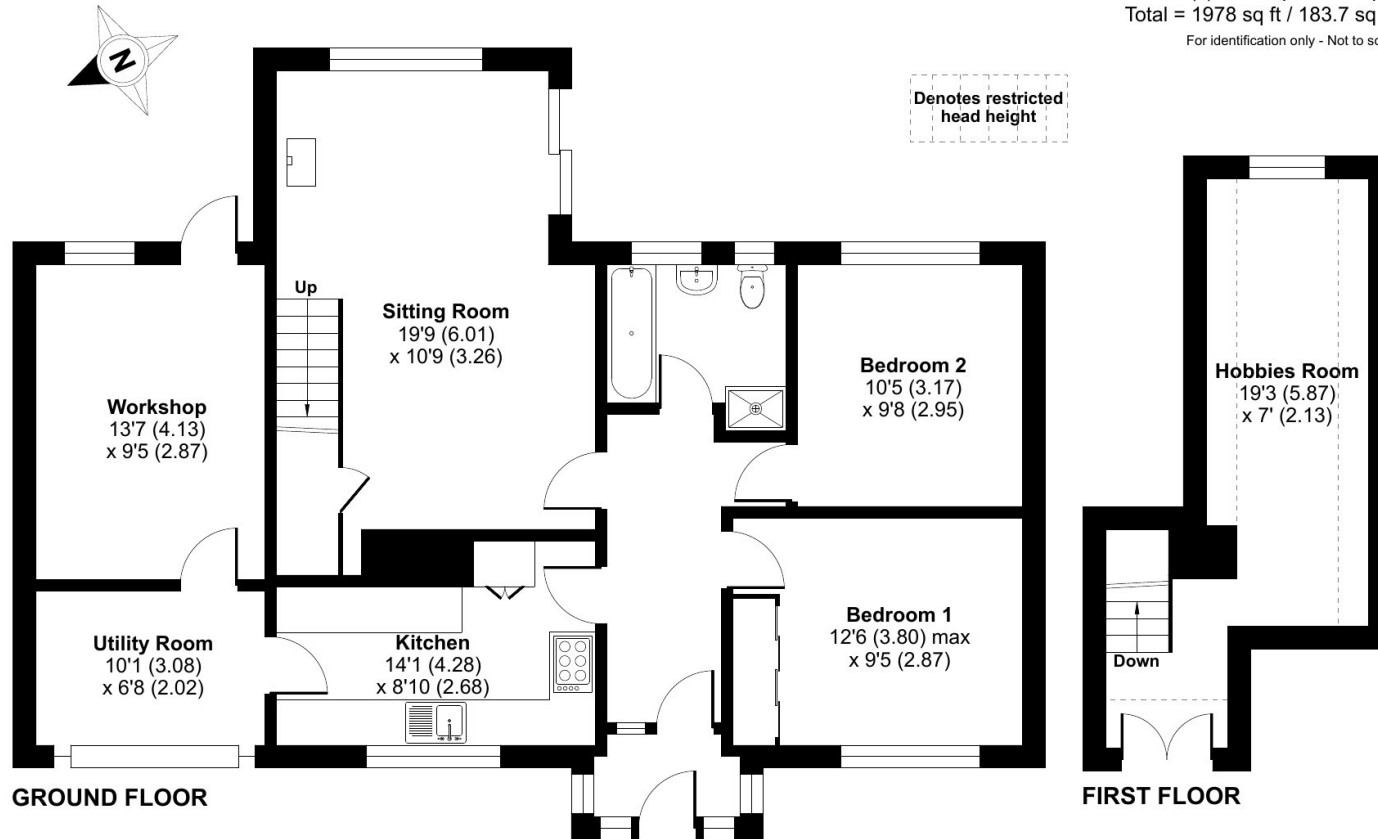
VIEWINGS Strictly by prior appointment with the vendor's appointed Agents, DJR Estate Agents and Auctioneers.

DIRECTIONS:

Sat Nav: PL15 8UP

What 3 words: ///device.pinging.pursuit

Approximate Area = 1899 sq ft / 176.4 sq m
 Limited Use Area(s) = 79 sq ft / 7.3 sq m
 Total = 1978 sq ft / 183.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1435483



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

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