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**Freehold : Council Tax Band B
EPC Rating C**

Home Park, Landrake

BELVOIR!

Guide price £300,000



Key Features

- > Beautifully Presented Three Bedroom Semi-Detached Family Home
- > Highly Sought-After Village Location In Landrake
- > Driveway Parking For Approximately Three Vehicles
- > Detached Garage With Power Connected
- > Spacious Living Room With Wood-Burning Stove

An absolutely stunning and exceptionally well-presented three-bedroom semi-detached family home, situated within the highly sought-after village of Landrake, Cornwall.

Offering spacious and thoughtfully arranged accommodation throughout, this beautiful property is ready for its next owners to move straight in and enjoy.

The property is approached via a generous driveway providing off-road parking for approximately three family vehicles, alongside a detached garage with power connected. Upon entering, a welcoming entrance hallway leads through to a warm and inviting living room, featuring an attractive fireplace and wood-burning stove, creating the perfect focal point for cosy evenings



To the rear of the property is a superb dual-aspect contemporary kitchen, thoughtfully designed with both style and practicality in mind. A bright and spacious dining room provides an excellent space for family meals and entertaining, benefitting from useful downstairs storage and a built-in cupboard. Completing the ground floor is a stylish modern bathroom, fitted with a white suite and mains-powered shower.

The first floor offers three well-proportioned bedrooms, comprising a generous principal double bedroom with fitted wardrobes, a second double bedroom enjoying pleasant views over the rear garden, and a comfortable single bedroom. A naturally bright landing with window completes the upstairs accommodation.

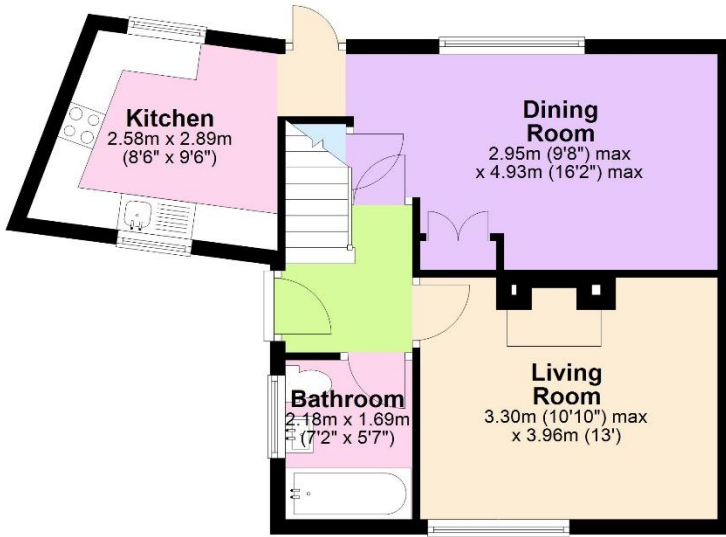
Externally, the property continues to impress with a wonderfully sized sunny rear garden, predominantly laid to lawn and offering a good degree of privacy, making it ideal for families, gardening enthusiasts or simply relaxing outdoors.

The property is offered for sale with no onward chain.

Landrake is a highly sought-after Cornish village offering a wonderful balance of rural charm and everyday convenience. The village benefits from a well-regarded primary school, local shop, village hall and popular public house, creating a strong sense of community. Surrounded by beautiful countryside and scenic walks, it is perfectly positioned for enjoying the best of both Cornwall and neighbouring Devon. The nearby A38 provides excellent transport links to Plymouth, approximately 20 minutes away, while Saltash, Liskeard and the wider Cornish coastline are all within easy reach. With stunning beaches, picturesque fishing villages and an abundance of outdoor pursuits nearby, Landrake remains a particularly desirable location for families, professionals and those seeking a relaxed Cornish lifestyle.

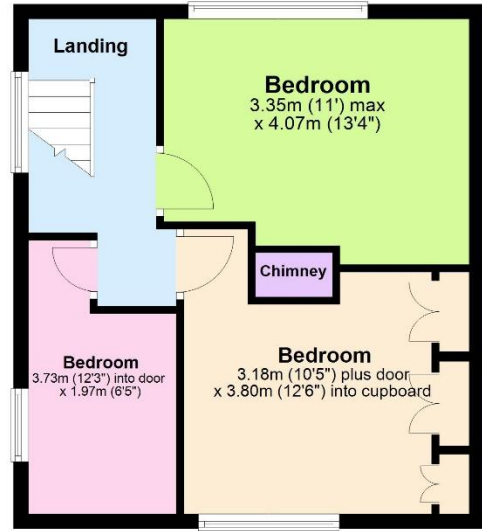
Ground Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



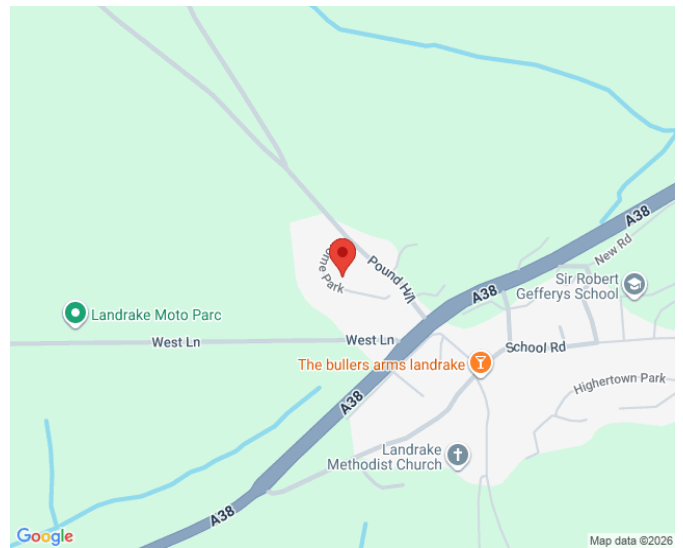
First Floor

Approx. 39.6 sq. metres (426.5 sq. feet)



Total area: approx. 83.4 sq. metres (897.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Contact us today to arrange a viewing...

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