

MILLER TOWN &
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Mayna Parc



Detached 3 Bedroom Bungalow

£290,000

Petherwin Gate PL15 8PZ

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This well-presented three-bedroom detached bungalow, located in the desirable hamlet of Petherwin Gate, offers a fantastic opportunity to acquire a spacious home in a peaceful rural setting. Priced at £290,000, Mayna Parc benefits from generous off-road parking, a garage/workshop and a private garden, making it an ideal property for families, retirees or those looking to enjoy single-storey living.

The property offers well-balanced accommodation throughout, with plenty of potential for buyers to personalise while enjoying comfortable living in a sought-after location.

Upon entering the property through the front porch, you are welcomed into the kitchen, which offers a practical and functional space with ample worktop and cupboard storage. A side door from the kitchen provides convenient access to the rear garden, garage/workshop and outdoor space.

Leading through from the kitchen is the spacious living room, creating a bright and comfortable area for relaxing and entertaining. Large doors which open up into the front garden allow plenty of natural light to fill the room, creating a welcoming atmosphere overlooking the beautiful Cornish scenery.

A small inner hallway leads to the sleeping accommodation, where you will find three well-proportioned bedrooms. The principal bedroom is a generous double, while the second bedroom also offers comfortable double accommodation. Bedroom three provides a versatile space, ideal as a single bedroom, guest room or home office. The family bathroom completes the internal accommodation.





Externally, the property enjoys a front garden and an enclosed rear garden, providing excellent space for outdoor seating, gardening and family enjoyment. A particular feature of the home is the detached garage/workshop, offering excellent storage, workspace or secure parking. In addition, the driveway provides ample off-road parking for multiple vehicles.

Petherwin Gate is a highly regarded rural hamlet situated just outside the popular village of North Petherwin, offering a peaceful countryside lifestyle whilst remaining conveniently located for local amenities. The nearby market town of Launceston, approximately 4 miles away, provides a comprehensive range of facilities including supermarkets, independent shops, primary and secondary schools, cafés, healthcare services and leisure facilities. The A30 dual carriageway is easily accessible, offering excellent transport links to Exeter, Plymouth and the wider South West region. Surrounded by beautiful Devon and Cornwall countryside, the area provides fantastic opportunities for walking, cycling and enjoying the outdoors.

Mayna Parc, Petherwin Gate, Launceston, PL15

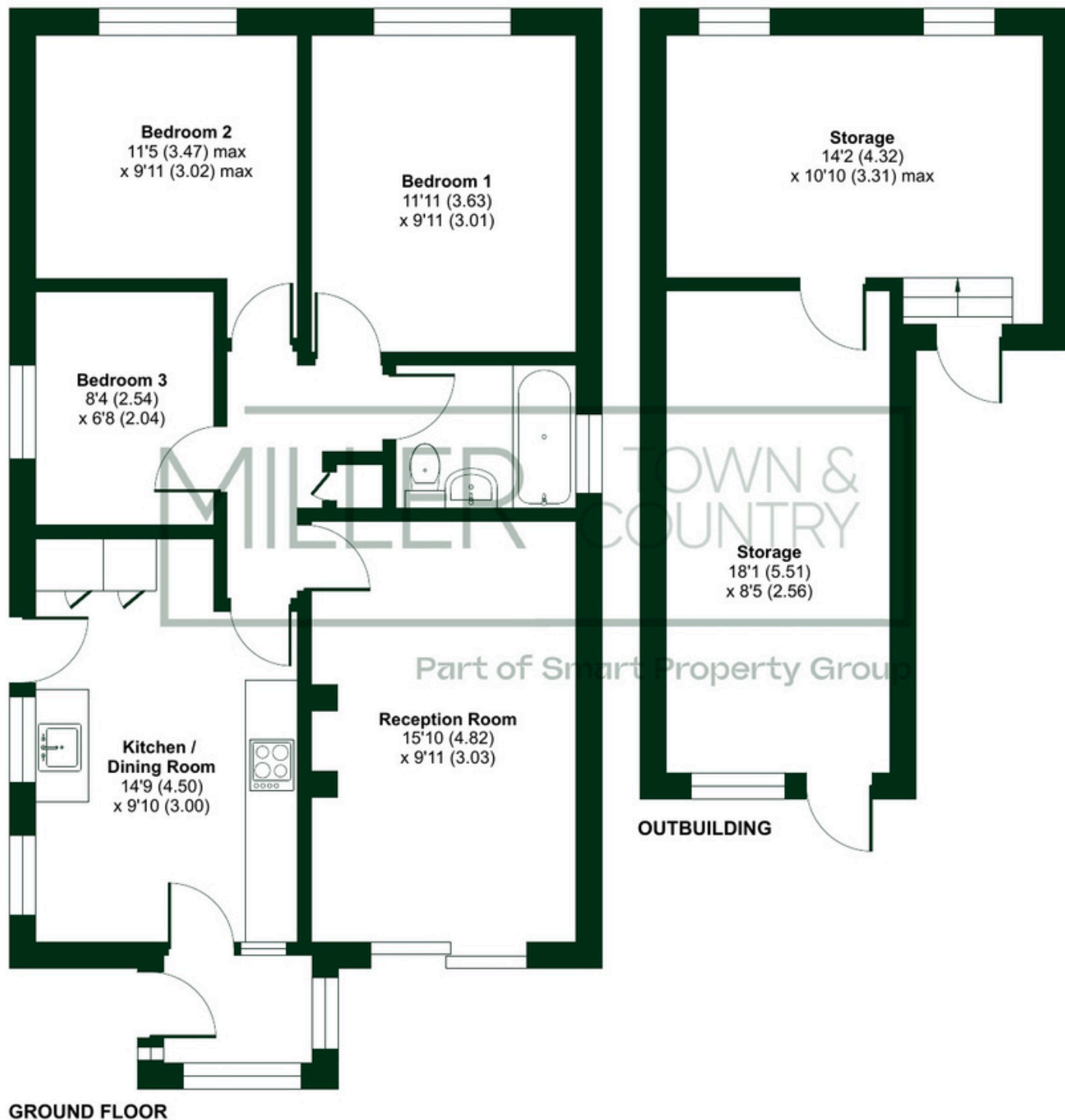


Approximate Area = 716 sq ft / 66.5 sq m

Outbuilding = 295 sq ft / 27.4 sq m

Total = 1011 sq ft / 93.9 sq m

For identification only - Not to scale



Key information

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|---|--|
|  Bedrooms: 3 |  Notable construction materials: None known |
|  Bathrooms: 1 |  Building safety concerns: None known |
|  Reception Rooms: 1 |  Mining area: No |
|  Parking: Driveway |  Planning permissions: None known |
|  Listed Status: Not Listed |  EPC rating: D (66) |
|  Heating: Mains Gas |  Council tax band: B |
|  Utilities: Mains electric, water & drainage |  Tenure: Freehold |
|  Restrictions: None known |  Broadband: FTTC |
|  Easements, Wayleaves: None known |  Mobile signal: Good to variable (*Per Ofcom) |
|  Public rights of way: None known |  Accessibility: All One Level |
|  Flooding: No | |