

Warbstow

Nr Launceston

PL15 8UT

Asking Price £395,000

- BESPOKE INDIVIDUAL BUNGALOW
- SET IN LARGE LANDSCAPED GARDENS
- LARGE GARAGE/WORKSHOP
  - SPACIOUS ROOMS
- MAIN BEDROOM ENSUITE
  - REAR TERRACE
  - LARGE DRIVEWAY
  - EDGE OF VILLAGE
- SEMI-RURAL LOCATION
- CLOSE TO NORTH COAST



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Tenure - Freehold

Council Tax Band - E

Floor Area - 1463.89 sq ft



3



2



2



E54

#### Property

This is a quality bespoke bungalow, built for the present owners almost twenty five years ago and offers really well proportioned accommodation that briefly comprises reception hall, living room with multi stove, dining room/snug, large kitchen/diner, utility room, cloakroom/WC, main bedroom ensuite, two further double bedrooms and family bathroom. The bungalow benefits from double glazing and oil fired central heating.

Outside is an impressive entrance with stunning granite rollers, leading into the large graveled parking area providing ample parking for numerous cars, leading to the spacious garage. To the side is an open plan lawn area and to the rear of the garage is further storage area with two storage sheds.

Paths lead around to the rear garden with large sheltered terraced area, ideal for alfresco dining, steps or ramp leading to terraced flower borders, and then a large lawn area, with a further terrace and summer house.

#### Location

Situated in the heart of this popular Cornish village and only a short walk away from amenities which include a County Primary School and Community Centre which runs a pre-school nursery, fitness sessions, badminton etc. At the nearby village of Hallworthy which is three miles away there is a Public House, a filling station and a small shop. The towns of Camelford (9 miles), Bude and Launceston (13 miles) with the latter having a comprehensive range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road giving access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction. Approximately 8 miles is a stunning stretch of the North Cornish coastline featuring popular family surfing beaches such as Crackington Haven, quaint former fishing villages such as Boscastle, sections of superb National Trust cliff scenery and remarkable places of interest such as Tintagel with ancient coastal hill fort. Warbstow is close to the wonderful open spaces of Bodmin Moor ideal for walking and riding. To the south and east the hidden Tamar valley steeped in 18th century mining history and is known for salmon fishing.

#### Covered Entrance Porch

Courtesy light, part glazed wood front door and side screen leading to:

#### Reception Hall

With attractive engineered wood flooring, double paneled radiator, coved ceiling, doors off to bedrooms, bathroom and:

#### Living Room

18'3" x 14'11" (5.57m x 4.56m)

A lovely spacious reception room with 'Woodwarm' multi fuel stove, set into stone surround, slate mantle, slate tiled hearth, TV plinth, paneled radiator, large double glazed window to front elevation, double glazed double doors to:

#### Dining Room/Snug

14'11" x 10'10" (4.55m x 3.32m)

Double paneled radiator, double glazed window to front elevation, coved ceilings, glazed door to:

#### Kitchen/Diner

17'10" x 12'10" (5.45m x 3.92m)

Range of base units and matching wall units, pelmet lighting, granite effect worktops tiled splash back,, inset four ring electric hob, extractor fan above, built in oven, one and half bowl sink unit with mixer taps, double glazed window to rear elevation, built in fridge, paneled radiator, sliding patio doors to terrace, wall mounted wall light point, dining area and tiled effect flooring.

#### Utility Room

13'0" x 12'1" (3.98m x 3.70m)

Range of base units with granite effect worktops over, Worcester oil fired boiler, plumbing for washing machines and space for tumble dryer, single drainer stainless steel sink unit with mixer taps, paneled radiator, space for freezer, access to loft space, double glazed window and half glazed door to garden, door to:

#### Separate WC/Cloakroom

6'2" x 2'10" (1.88m x 0.88m)

Low level WC, paneled radiator, pedestal wash basin, obscure window to rear, extractor fan.

#### Family Bathroom

9'6" x 5'6" (2.9m x 1.7m)

Paneled bath with side screen, and Mira shower over, pedestal wash basin, low level WC, wood paneling to dado height, full tiling above paneled radiator, obscure double glazed window to rear, shaver socket and wall mounted light.

#### Bedroom One

10'7" x 10'2" (3.23m x 3.12m)

Double glazed window to rear elevation, paneled radiator, range of built in wardrobes coved ceilings, inset spot lights, door to:

#### Ensuite

6'0" x 4'0" (1.85m x 1.22m)

Shower cubicle, wall mounted wash basin, low level WC, shaver socket and florescent light, extractor fan, extractor fan, tiled walls and wall mounted electric fan heater.

#### Bedroom Two

12'11" x 10'1" (3.94m x 3.09m)

Paneled radiator, double glazed window to side elevation, coved ceilings and inset spot lights.

#### Bedroom Three

12'11" x 10'1" (3.94m x 3.09m)

Double glazed window to front elevation, paneled radiator, coved ceilings, inset spot lights.

#### Garage

18'5" x 17'0" (5.62m x 5.20m)

Large block built garage door, pedestrian door, power points, loft space, concrete floor.

#### Outside

The property is approached via an impressive gateway with two granite rollers with wide graveled sweeping drive providing ample parking space for numerous cars, motor home, or boat, front lawn and path leading to rear of garage with two further storage sheds. Access to either side of the bungalow providing access to the enclosed and large rear garden which comprises rear terrace area outside the kitchen , a sheltered area ideal for Alfresco dining, terraced garden with established shrubs and plants. Path and steps lead up to the lovely lawn area and further patio area, timber chalet.

#### Services

Private drainage, mains water, oil fired central heating, mains eclectic. Council Tax band 'E'

#### Material Information:

# Verified Material Information



## ## Costs and tenure

Tenure: Freehold  
Council Tax Band: E  
EPC rating: E

## ## The building

Detached bungalow, standard construction  
3 bedrooms, 2 bathrooms, 2 receptions  
Accessibility adaptations: None

## ## Services

Mains electricity  
Mains water  
Foul drainage: Septic tank  
No mains surface water drainage  
Oil central heating  
Heating features: Double glazing and wood burner  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 good, Vodafone ok, Three good, EE good  
Parking: Garage, Driveway, and Private

## ## Risks and restrictions

Not a listed building  
Not in a conservation area  
No tree preservation order  
Title register restrictions (CL113998):  
- There is a standard legal rule (known as a restriction) which means that if the property is sold, the money must be paid to at least two people or a trust company. This is very common for properties owned by more than one person to ensure the sale is handled correctly.  
- The owner is required to maintain a suitable fence along the northern boundary of the property.  
No environmental risks recorded

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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6a High Street  
Launceston  
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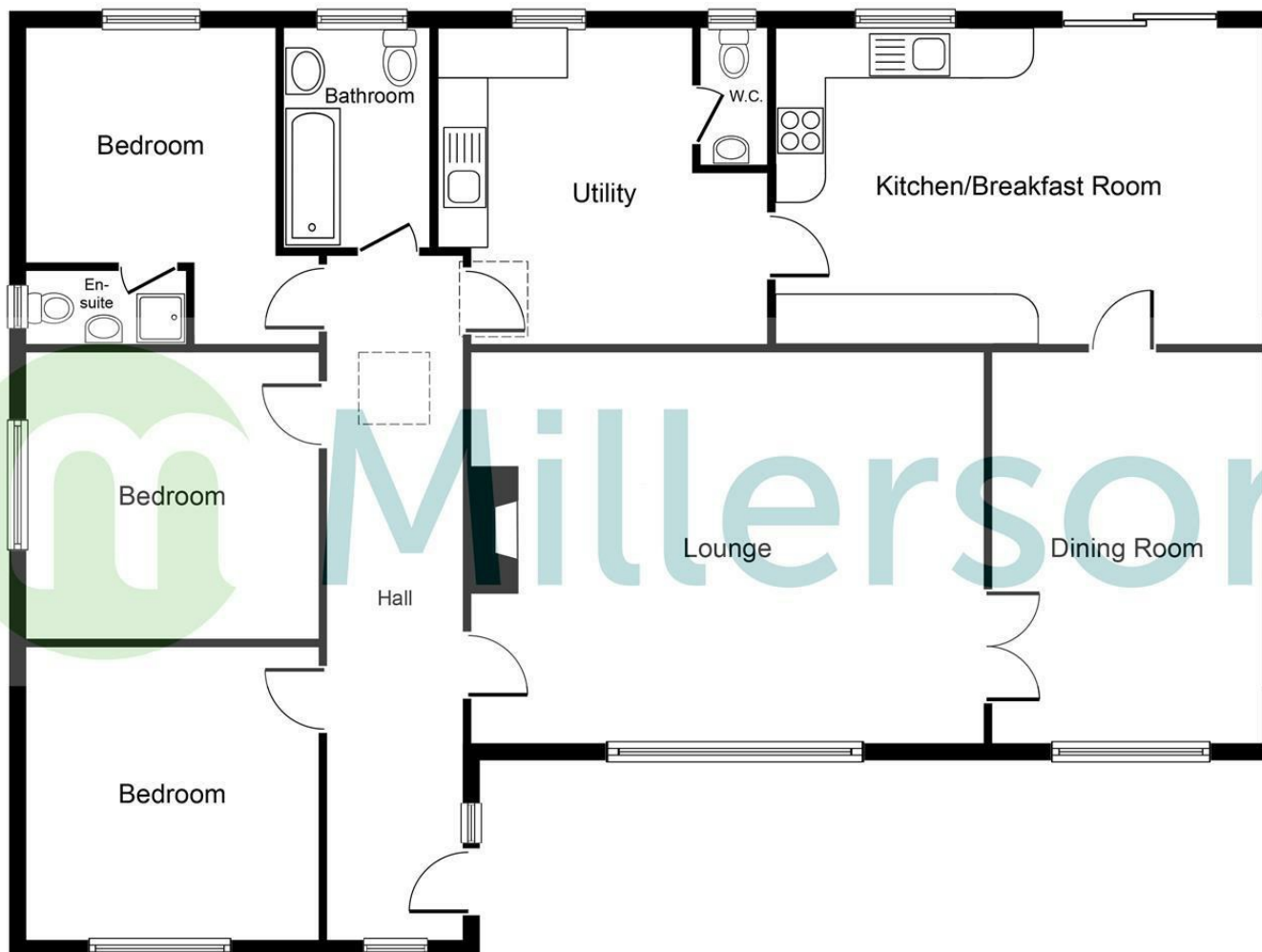
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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