



1 George's Paddock, North Hill  
Launceston | Cornwall



Town • Country • Coast

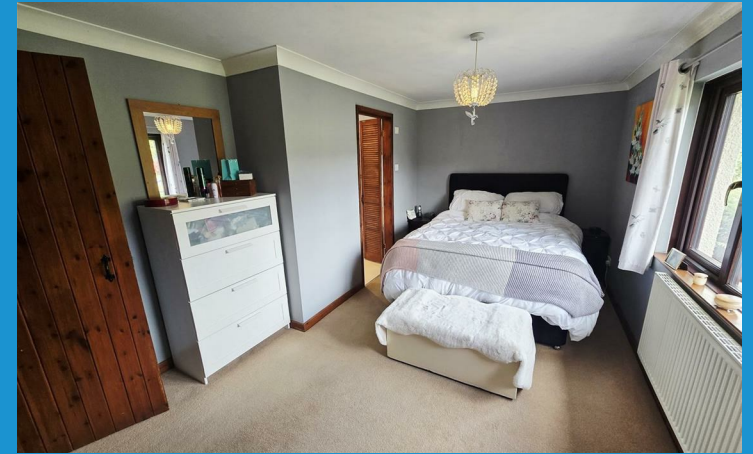


A spacious detached 5 bedroom bungalow situated in a peaceful village setting with gardens, parking and a partitioned garage. The property offers spacious living accommodation, which includes 2 great sized reception rooms alongside 2 en-suite bedrooms. The property own the solar panels which has a 6v battery and you can buy back for surplus electricity.

The property can be found in a small, select cul-de-sac of 4 detached properties in a tucked away position. There are gardens wrapping around the side and front of the property, with driveway parking for numerous vehicles. There is access to the garage, currently partitioned into a storage area/workshop at the front with a utility room at the rear.

Entrance to the property is into a porch which in turn leads into a spacious open-plan family room, which is a great reception room with a wooden burner and double doors into the garden at the rear. At the side, there is an impressive dual aspect living room which is another spacious reception room which again has a wood burner. To the other side of the property, there is an open-plan kitchen and breakfast room which has double doors into the garden at the rear. A door leads into the utility room which has space for appliances and a rear door into the garden.

From the central family room, a hallway leads down to the 5 bedrooms which includes 2 en-suites at the far end alongside a family bathroom. In addition there are some useful storage cupboards. The rear garden comprises a patio area and a raised lawned garden with plants and shrubbery to the border. There is some pleasant village views, across the the church and surrounding countryside.



### Situation

North Hill is a picturesque village in North Cornwall and features a popular "The Old School inn" and a popular village hall plus a wealth of beautiful rural walks especially in and around the Trebartha Estate. North Hill is relatively equidistant from the two thriving market towns of Launceston and Liskeard, both of which offer a wide range of amenities including a Train Station at Liskeard and both offering a range of schools, supermarkets and individual shops. Launceston also offers great access to the A30 and links into West Cornwall alongside the City of Exeter.

### Directions

The postal code for the property is PL15 7DQ. Follow the road into the village and look out for a left hand turning following the SatNav and the property can be found in a cul-de-sac on your left.

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**Entrance Porch**  
5'10" x 3'10" (1.78m x 1.19m )

**Family Room**  
18'4" x 17'8" (5.59m x 5.41m )  
5.59m narrows to 4.48m  
5.41m narrows to 4.23m

**Living Room**  
17'8" x 13'3" (5.41m x 4.05m )  
4.05m narrows to 3.59m

**Kitchen / Breakfast Room**  
17'7" x 10'4" (5.38m x 3.16m )  
3.16m narrows to 2.45m

**Utility Room**  
12'5" x 9'4" (3.81m x 2.87m)

**Bedroom 1**  
16'1" x 10'3" (4.91m x 3.13m )  
3.13m narrows to 2.58m

**En-Suite**  
8'3" x 5'8" (2.54m x 1.74m )  
2.54m narrows to 1.57m  
1.74m narrows to 0.78m

**Bedroom 2**  
12'9" x 9'0" (3.89m x 2.76m )  
2.76m narrows to 2.38m

**En-Suite**  
5'2" x 4'9" (1.58m x 1.46m )

**Bedroom 3**  
13'7" max x 7'10" (4.15m max x 2.40m )

**Bedroom 4**  
11'8" x 7'11" (3.58m x 2.43m )

**Bedroom 5**  
10'1" x 9'1" (3.09m x 2.77m )

**Bathroom**  
7'1" x 5'6" (2.16m x 1.68m )

**Storage Area ( Partitioned Garage )**  
12'5" x 8'7" (3.79m x 2.64m )

**Services**  
Mains Electricity, Water and Drainage  
Council Tax Band E  
Oil Fired Central Heating

**Agent Note**  
Shared private lane, any maintenance costs is covered by all properties that use it.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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