



Moorgate , St. Clether, Launceston, Cornwall PL15 8PU

3 Bedroom Bungalow with connected garage and solar panels near Davidstow Airfield. Subject to an AOC.

Five Lanes 7 miles - Bude 17 miles - Exeter & M5 56 miles

- 3 bedroom bungalow
- Connected Garage
- Garden Space
- Agricultural Occupancy Condition
- Freehold
- Council Tax Band D

Guide Price £392,500

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SITUATION

This Property is less than 4 miles from the village of Altarnun with a post office/shop located in the village hall catering for day to day needs and a beautiful Church. A more comprehensive range of shopping facilities, including doctors, dentists and veterinary surgeries can be found at Camelford together with access to the A39, Atlantic Highway. The A30 can be accessed at Five Lanes, less than 7 miles distant, which links the cathedral cities of Truro and Exeter. At Exeter is access to the M5 network, main line rail station serving London Paddington or Waterloo and an international airport.

DESCRIPTION

Built in 1996 of timber frame construction beneath a tiled roof, this property is a comfortable residence which has been subject to improvement by the previous owners. These improvements include the installation of solar panels.

ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: covered storm porch

opening into the entrance hall with a range of store cupboards, access to loft space and doors off to all rooms.

The sitting room is double aspect with inset multi-fuel fireplace. The kitchen/dining room has a range of base and eye level units with integral fridge/freezer, dishwasher, double electric oven and inset 5-ring LPG hob. There is an oil-fired Rayburn for cooking and heating three radiators. From the kitchen a door to rear hallway with access to the utility room, integral garage, cloakroom and conservatory. From the entrance hall there is access to the master bedroom with en suite shower room, two further bedrooms and family bathroom.

OUTSIDE

The driveway of the property provides parking for several vehicles outside the garage. There is a range of small outbuildings and a log store in mixed states of repair. The garden is mainly laid to lawns and wraps around the bungalow, extending to just shy of 0.35 acres. Davidstow Moor is nearby.



SERVICES

Solar Panels. Private water (via borehole). Private drainage. Oil-fired central heating. connected broadband. The property has the benefit of solar PV panels. Mobile coverage indoors - EE, O2 and Vodafone, Three unavailable. Mobile coverage outdoors, limited with patches of No signal. (Ofcom). Services not listed above not included. Please note the agents have not inspected or tested these services.

AGENTS NOTE

The property has an Agricultural Occupancy Condition (AOC) which can be inspected at the Agents offices. In summary it requires the occupier of the dwelling to be employed in agriculture or forestry in the locality, or a dependant of such a person.

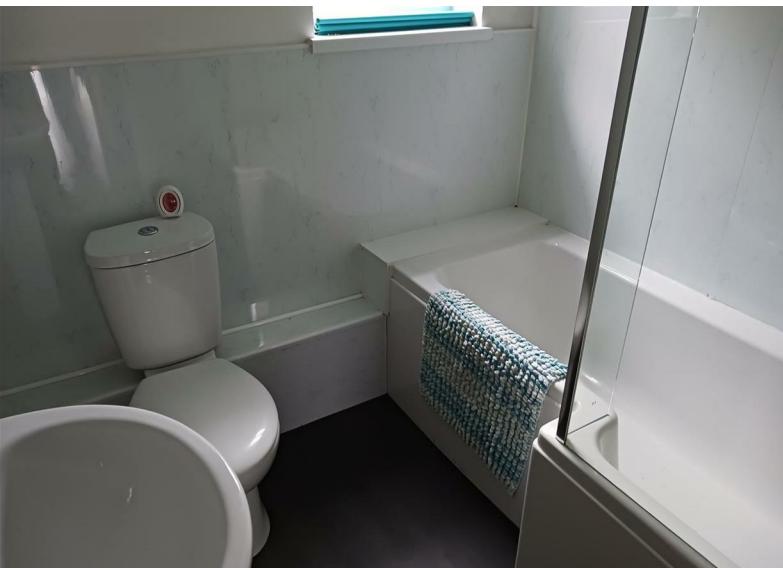
VIEWING

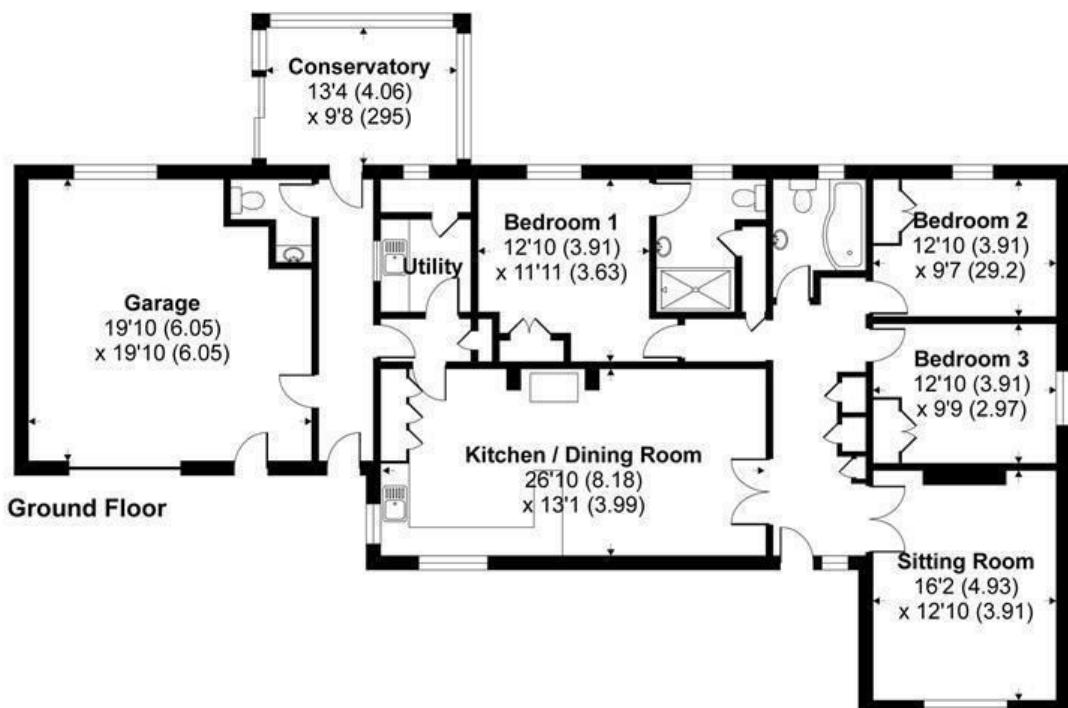
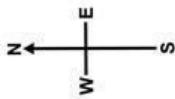
Strictly by prior appointment with the vendor's sole appointed agents, Stags.

DIRECTIONS

What3Words://users.shorter.outraged

From Launceston, take the A30 west towards Bodmin, exiting sign posted Fives Lanes/Trewint/Altarnun. Continue through the village of Altarnun, following signs to Camelford and The Rising Sun, proceed past the well-respected Rising Sun public house and head towards Davidstow Moor. After approximately 2 miles the entrance to the property will be found on the left-hand side identified by the name plate. If you reach the cattle grid onto to Davidstow Moor you will have gone slightly too far.





Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.