



**Orchard Close**  
St. Giles-On-The-Heath | Launceston





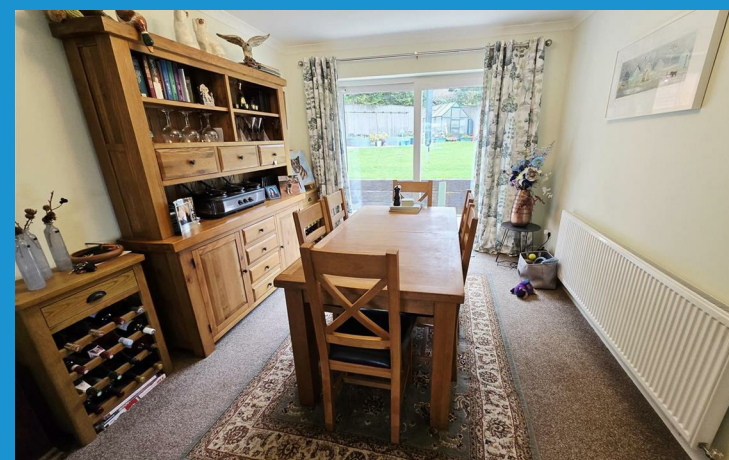
A spacious and well presented 4 bedroom detached property with a generous plot which includes a spacious enclosed garden at the rear offering privacy, plus a double driveway at the front with parking for numerous vehicles and a double garage.

The property can be found in the corner of the cul-de-sac in a peaceful village setting with a front garden and a double driveway with parking. The property is accessed via a porch with space for taking off your shoes and coats. In the hallway, there are useful storage cupboards and a cloakroom with a WC. There is an impressive modern fitted kitchen with a window overlooking the back garden and a door to the side. The property offers good reception space with a dining room with sliding doors to the garden which is open plan to the living room with double windows to the front and a fireplace with a wood burner.

On the first floor there are 4 spacious bedrooms, 2 of which are dual aspect and the front bedrooms enjoying far reaching rooftop countryside views. There are fitted cupboards in 2 of the bedrooms alongside an airing cupboard in the hallway. There is a family bathroom which is modern and beautifully appointed.

At the rear of the property, there is an extensive patio ideal for entertaining with a back door into the garage. Steps lead up to a generous lawned garden with vegetable beds and a green house. There is a substantial workshop/garden store with a decked area with an additional shed to the other side of the garden. There is gated access to the hard standing at the side of the property.





### Situation

St Giles-on-the-Heath is conveniently located between the market towns of Launceston and Holsworthy and provides an ease of access to the A30 dual carriageway being just 5 miles away. The village boasts a sub Post Office/general store, 'Pint & Post' public house, village hall, church and a well regarded county Primary School.

### Directions

The postcode to the property is PL15 9SJ. From Launceston follow the A388 North towards Holsworthy for 4/5 miles into the village of St Giles-on-the-Heath. Turn right into Moorfield Road and take the first left into Orchard Close where the property can be seen ahead.

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**Porch**  
6'11" x 4'9" (2.11m x 1.45m)

**Hallway**

**Cloakroom**  
4'9" x 3'10" (1.46m x 1.18m)

**Kitchen**  
9'8" x 8'8" (2.96m x 2.65m)

**Dining Room**  
12'9" x 10'0" (3.91m x 3.07m)

**Living Room**  
19'3" x 11'7" (5.88m x 3.55m)  
3.55m extends to 4.48m

**First Floor**

**Bedroom 1**  
11'8" x 10'1" (3.57m x 3.09m)

**Bedroom 2**  
13'0" x 9'5" (3.97m x 2.89m)

**Bedroom 3**  
9'5" x 8'4" (2.88m x 2.55m)

**Bedroom 4**  
8'9" x 8'6" (2.69m x 2.60m)

**Bathroom**  
7'8" x 5'6" (2.35m x 1.70m)

**Garage**  
17'2" x 16'3" (5.25m x 4.96m)  
5.25m narrows to 4.80m

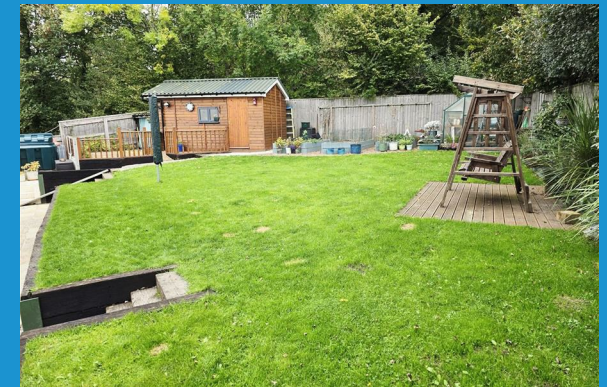
**Workshop / Garden Room**  
14'8" x 9'5" (4.48m x 2.88m)

**Services**  
Mains Electricity, Gas, Water and Drainage  
Council Tax Band D

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	78
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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