





Occupying one of the most desirable plots within an exclusive development of just 12 homes, this beautifully presented four-bedroom family home enjoys open countryside views together with outstanding energy efficiency helping to reduce day-to-day running costs while future-proofing the home.

Stepping inside, a spacious and welcoming entrance hall provides access to a useful ground floor cloakroom and staircase to the first floor. The impressive triple-aspect sitting room extends from front to rear, creating a wonderfully light and airy family space, with French doors opening directly onto the landscaped rear garden.

The heart of the home is the stylish triple-aspect kitchen/dining room, fitted with an attractive range of contemporary eye and base level units beneath quality quartz worktops and incorporating a selection of integrated appliances. A central peninsula with breakfast bar provides the perfect spot for informal dining or entertaining, while the generous dining area comfortably accommodates a family-sized table. Adjoining the kitchen is a separate utility room offering additional storage, sink and direct access to the rear garden.

The first floor offers four well-proportioned bedrooms together with two beautifully appointed bathrooms. The principal bedroom enjoys delightful open countryside views, built-in sliding wardrobes and a spacious en-suite shower room with double shower enclosure. Bedroom two is another generous double bedroom with pleasant front-facing views, whilst bedrooms three and four overlook the landscaped rear garden with distant countryside beyond. The family bathroom is finished to a high standard with a shower over the bath.

Outside, the property continues to impress. A driveway provides parking for two vehicles alongside a detached garage, while an EV charging point is conveniently installed to the side of the house. The beautifully landscaped rear gar



- Exclusive village development of just 12 homes
- Detached 4 bedroom home with open countryside views
- Owned 2.9kW solar PV system with 7.62kWh battery storage

- EV charging point & EPC Band B (82)
- Beautifully landscaped level rear garden with patio

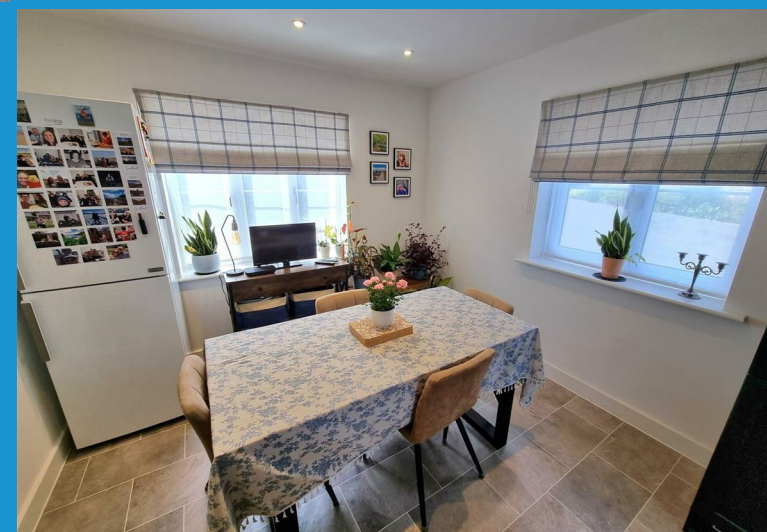
- Stylish kitchen/dining room with quartz worktops & utility room
- Garage & driveway parking for two vehicles
- Excellent access to the A30 whilst enjoying village living

Situation

The property is located on the outskirts of Five Lanes which is a pretty Cornish Village and has a primary school and public house. Less than half a mile from the property is the picturesque village of Altarnun, which has a village run post office/general stores and Cafe. At Five Lanes there is access to the A30 trunk road, which links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and international airport. The market town of Launceston is approximately 8 miles to the east of the property, with a comprehensive range of facilities including a 24-hour supermarket, doctors, dentists, veterinary surgeries, fully equipped leisure centre and a 18 hole golf courses, together with numerous sporting and social clubs. The majestic Bodmin Moor is within 2 miles of the property and provides excellent equestrian and other outdoor pursuits including walking and reservoir sailing. The North Cornish coast is within 18 miles.

Directions

Exit Launceston using the A30 heading West towards Bodmin. After Plusha turn left signposted to Five Lanes and Altarnun. Turn right at the roundabout and at the T junction turn left. Follow this road for a short distance where the property will be seen on your right hand side.





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Entrance Hallway

Kitchen

21'3" x 10'3" (6.49m x 3.14m)

Living Room

21'3" x 12'2" (6.48m x 3.73m)

Utility Room

5'11" x 5'1" (1.82m x 1.55m)

WC

7'11" x 3'1" (2.43m x 0.95m)

Bedroom 1

11'1" x 10'10" exc wardrobe
(3.40m x 3.31m exc wardrobe)

En-suite

9'3" x 7'1" max (2.84m x 2.18m max)

Bedroom 2

11'4" x 10'4" (3.46m x 3.17m)

Bedroom 3

10'10" x 8'0" (3.31m x 2.46m)

Bedroom 4

10'4" x 9'6" (3.17m x 2.91m)

Bathroom

7'3" x 5'6" (2.23m x 1.70m)

Services

Mains Electricity, Water and Drainage.

Council Tax Band E.

Property owned solar panels and battery storage.

Solar array on roof -2905 W

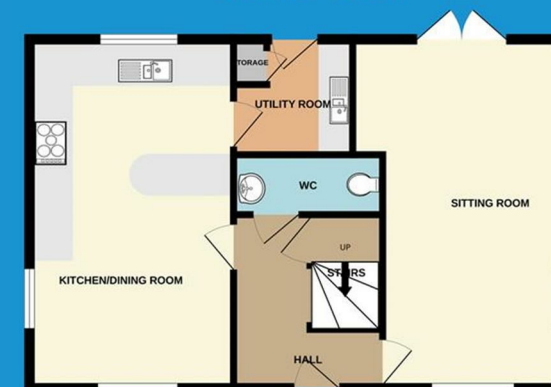
Battery storage under stairs
-7.62 KW

Agent Note

To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

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	EU Directive 2002/91/EC	

Ground Floor

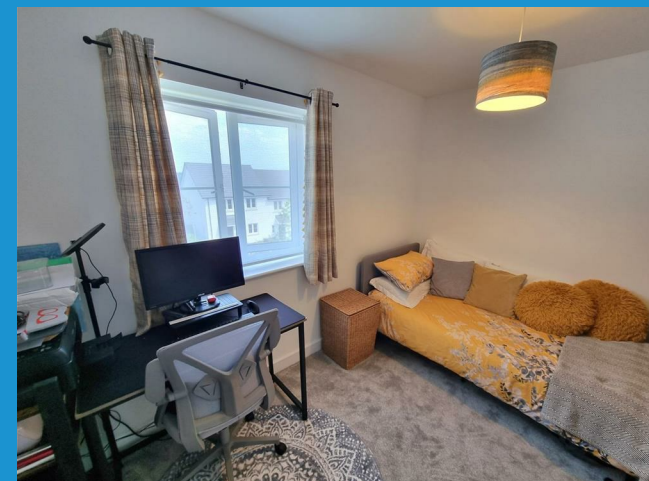
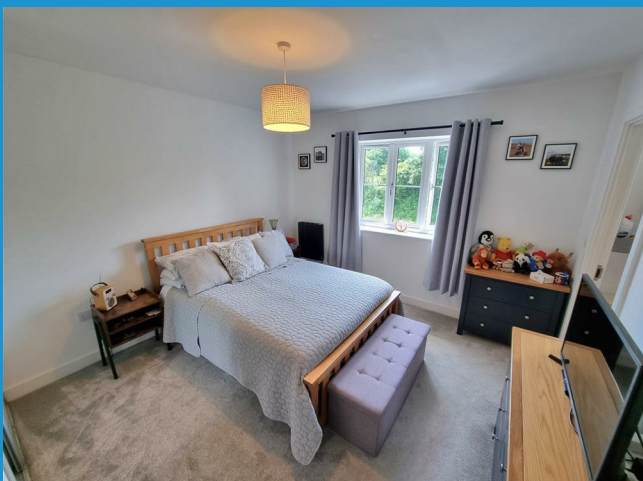
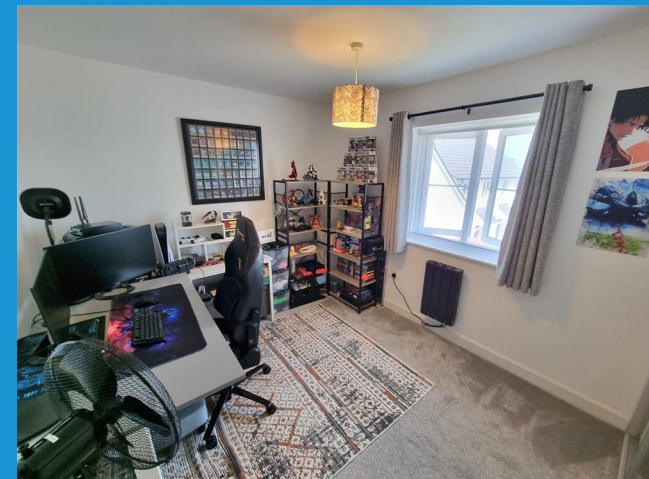
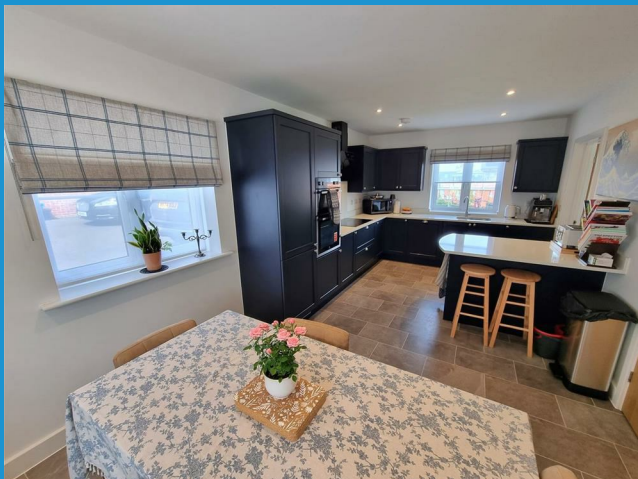


First Floor





2 Farriers Close | Five Lanes | Altarnun



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