



**6 Orchard Close,  
St Giles on The Heath, Launceston, Cornwall, PL15 9SJ**

Guide Price £350,000 Freehold





## Remarkably spacious detached house in a quiet village cul-de-sac with countryside views

- No Onward Chain
  - 4 Bedrooms
  - Lounge
  - Dining Room
  - Kitchen
- Attached Garage & Off- Road Parking
  - Lawned Gardens
- EPC D & Council Tax C

**SITUATION** Located in the popular village of St Giles on The Heath which has a community run village shop for day-to-day needs, post office, public house and village hall.

The towns of Launceston and Holsworthy are 5 and 9 miles distant and offer a range of supermarkets, doctors, dentists and veterinary surgeries together with further educational facilities and testing 18-hole golf courses nearby. At Launceston there is access to the A30 trunk road which links the Cathedral Cities of Truro and Exeter. At Exeter there is access to the mainline railway station serving London Paddington, M5 motorway network and an international airport.

The property lies some 20 miles from the majestic North Cornish coast with its wide range of sandy beaches and cliff walks.



**DESCRIPTION** This detached house, built in the 1980s of block construction beneath an interlocking tiled roof, has been subject to considerable expenditure and improvement by the current vendor to provide a most appealing home. The well-presented accommodation is clearly illustrated on the floorplan and briefly comprises: a large entrance porch with a door into the hallway, featuring open-tread stairs rising to the first floor, a cloakroom with low-flush WC and wash hand basin, and doors leading to all rooms.

The kitchen has a range of base and eye level units with laminated work surfaces over and tiled splashbacks. Inset 1 1/2 bowl stainless steel sink with mixer tap. 5-ring lpg hob with electric oven under. Plumbing and appliance space for a dishwasher and stable door to rear patio terrace, ideal for alfresco dining.



The dining room features sliding patio doors opening to the rear, with an archway leading into the lounge. The lounge boasts an attractive working fireplace with an inset wood burner set on a slate hearth, a pair of windows to the front aspect, and a return door to the entrance hall.

Stairs rise to the first-floor landing, with airing cupboard containing a factory lagged hot water tank with slatted shelving, access to the loft space, and doors to all rooms. Bedroom 1 enjoys a double aspect with views over the side and rear gardens. Bedroom 2 has double aspect views over rooftops to surrounding countryside and Launceston Castle beyond, inset wardrobe. Bedroom 3 and 4 are of similar size with windows to front or rear aspect. Family bathroom comprising suite of panel enclosed bath with inset shower,

vanity wash hand basin and low flush WC with concealed cistern.

**OUTSIDE** To the front of the property are a pair of concrete driveways providing off-road parking for several vehicles, alongside an additional parking area to the side of the property which is ideal for a motorhome or caravan. The driveway leads to the attached garage, which features a roller door with power and light connected. The garage has been successfully extended by the current vendor to provide additional space for the base level oil-fired boiler, supplying the central heating and hot water, alongside a courtesy door to the rear garden.

The rear garden is laid mainly to lawn with well-defined hedge boundaries, a wood store,



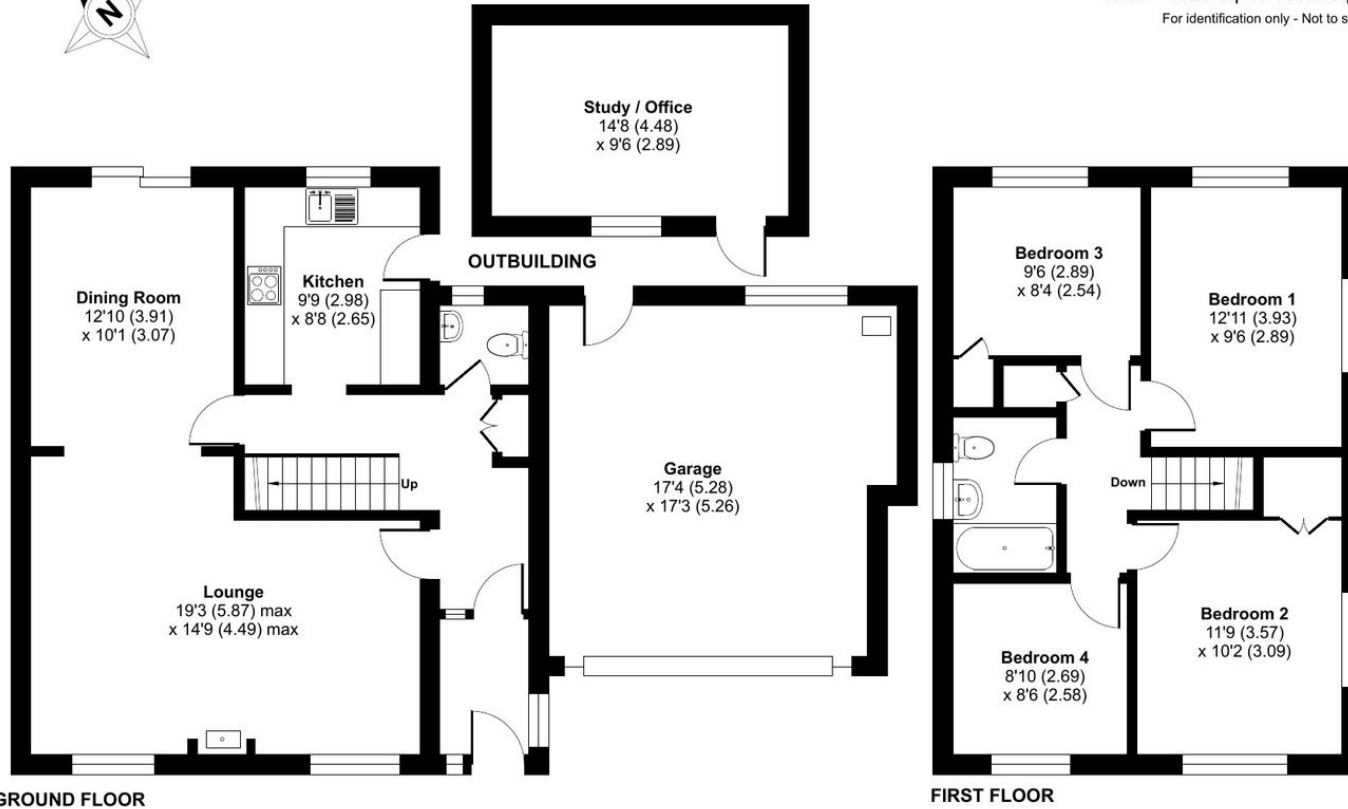
a selection of raised vegetable beds, and a timber-built studio/hobbies room featuring a decked patio area ideal for a hot tub. Outside tap

**SERVICES** All mains connected. Double glazed. Bulk oil central heating. Council Tax Band C. FTTP broadband installed. EPC available. Mobile coverage: see Ofcom. Services untested by agent.

**DIRECTIONS** From Launceston, take the A388 north towards Holsworthy. Pass Homeleigh Garden Centre on the right-hand side and follow this road for 3 miles. In St Giles on the Heath, take the second right hand turning into Moorfield Road and then the first left into Orchard Close and the property will be found directly in front.  
Sat Nav: PL15 9SJ  
What3Words: ///ringers.best.throw



Approximate Area = 1200 sq ft / 111.4 sq m  
 Garage = 286 sq ft / 26.5 sq m  
 Outbuilding = 139 sq ft / 12.9 sq m  
 Total = 1625 sq ft / 150.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1478842

For more information or to arrange a viewing, please contact us:

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



David J Robinson Estate Agents & Auctioneers Ltd assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure these particulars are accurate, the text, photographs, plans, measurements and distances are for guidance only. The Agents have not tested or inspected any services or facilities. Interested parties must satisfy themselves by inspection or otherwise.

**DAVID J ROBINSON**  
 ESTATE AGENTS & AUCTIONEERS