



Hill View



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Laneast, Launceston, Cornwall, PL15 8PW

Altarnun 3.2 miles - A30 5.6 miles - North Cornish Coast 10.3 miles

Rural bungalow, presented to a high standard of decorative order throughout, sitting in 4.9 acres in all

- Rural Location
- No Immediate Neighbours
- Far Reaching Country Views
- 3 Bedroom Bungalow
- Stable
- Pasture Paddock
- Garage and Parking
- 4.9 Acres In All

Guide Price £499,950

## SITUATION

The property is located on the fringes of the small rural parish of Laneast, just over 3 miles from the moorland village of Altarnun with its Post Office/general store located in the village hall catering for day to day needs and a beautiful Church which is known affectionately as 'The Cathedral on the Moor'. The town of Launceston lies 8 miles to the east with a 24 hour supermarket, M & S food hall, doctors', dentists, and veterinary surgeries, places of worship and educational facilities. The A30 can be accessed at Kennards House 5.6 miles away and gives access to the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network and main line railway station serving London Paddington and well respected international airport. The property lies on the northern fringes of the majestic Bodmin Moor which provides some of the finest riding out in the Westcountry and just over 10 miles from the stunning north Cornish coast.

## DESCRIPTION

This detached bungalow was constructed in the late 1980's of block cavity under a tiled roof. The property is found in excellent decorative order sitting in a mature garden with an adjoining pasture paddock and stable.



## ACCOMMODATION

The accommodation is clearly illustrated on the floorplan and comprises: a Composite front door, with a frosted glazed panel to the side, opening into the entrance hall. The sitting room has a stone fireplace (currently not in use) and a large double glazed window which overlooks the garden to far reaching countryside views. The kitchen/breakfast room has a range of wall mounted units, base units and drawers, roll top work surface and tiled splashbacks. There is space for a Range Cooker with extractor hood over, a 1½ bowl stainless steel sink and a double glazed window enjoying stunning views over surrounding farmland to the moors. Off the kitchen is a utility room with a single bowl stainless steel sink, space and plumbing for a washing machine and tumble dryer. Next to the utility room is a cloakroom and a rear lobby with a door to the side of the property. There are three bedrooms (one of which is currently used as a dining room) and a family bathroom with a panel enclosed bath, shower cubicle, wash hand basin and WC.

## OUTSIDE

Access to the property is from a country lane via a gate to a tarmac driveway with off road parking for a number of vehicles, a caravan or boat. At the top of drive is a GARAGE with electronically operated up and over doors and a pedestrian side door. The garden is laid mainly to lawn with a wide range of shrubs and trees. Behind the property there is well defined hedge and fence boundaries, beyond which is a pasture paddock with a WOODEN STABLE currently arranged as a single stall, however could be split into two. The south facing pasture is divided into grazing areas and would be excellent for horses, sheep or other livestock. There is access to the field from the garden and separate gated access from the road in the south-east corner.

The land extends in all to 4.9 acres or thereabouts.

## SERVICES

Mains electricity and water. Private drainage. Oil fired central heating. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWINGS

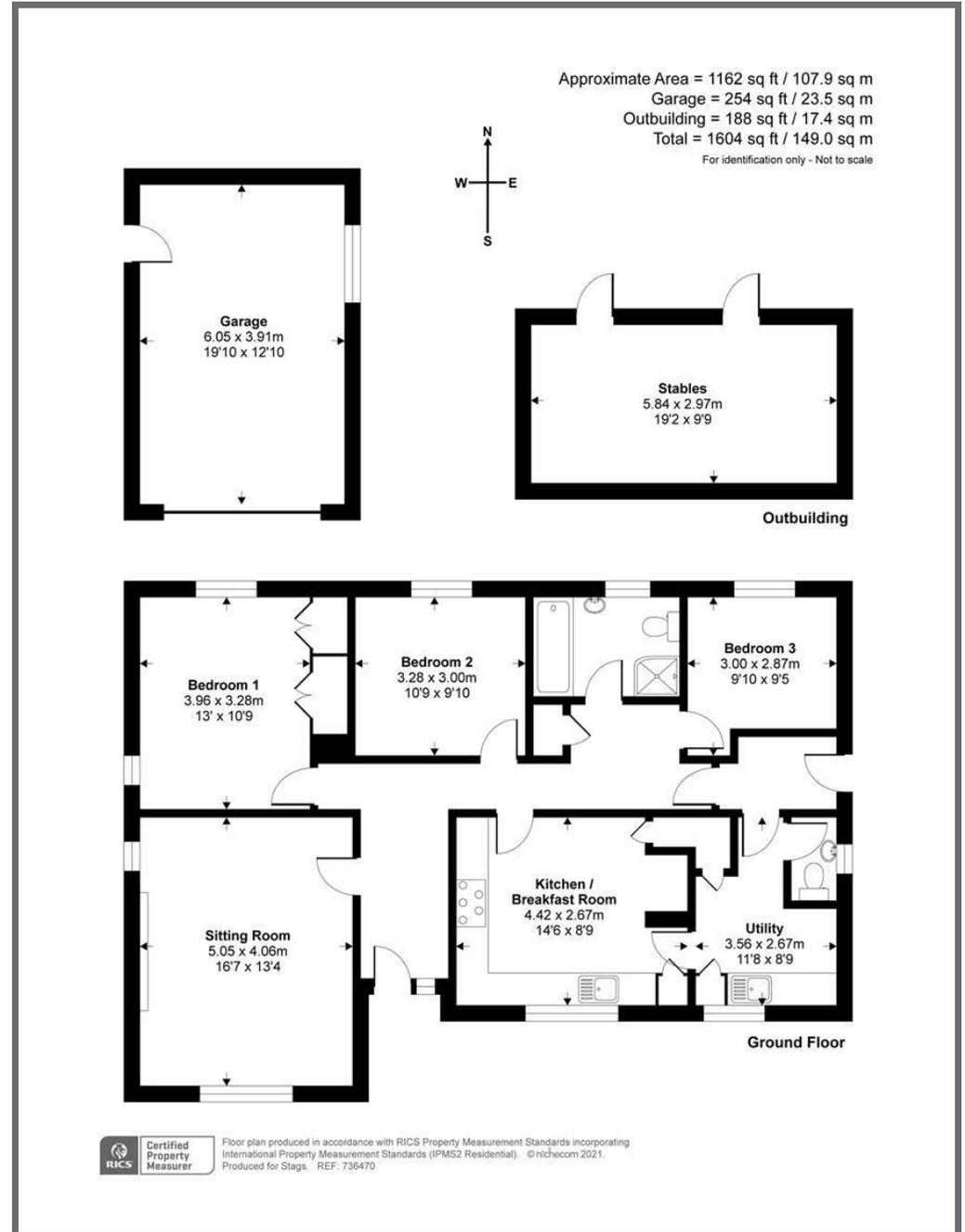
Strictly by prior appointment with the Vendor's appointed Agents, Stags.

## DIRECTIONS

From Launceston take the A30 west towards Bodmin and take the A395 exit at Kennards House signposted Wadebridge and North Cornwall. Follow this road for 4.5 miles, passing through the village of Pipers Pool and take the left hand turn signposted Laneast. Follow this road towards St Clether, (passing the left hand turning for Laneast), for approximately 0.8 of a mile, were the property will found on the righthand side.



These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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