



Hunters Moon



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Five Lanes, Launceston, Cornwall, PL15 7RP

Launceston 7.4 miles - North Cornish Coast 20.2 miles -
Plymouth 26.3 miles

A detached family home situated in a rural yet accessible location with wraparound gardens and a detached garage

- Rural Position
- 3/4 Bedrooms
- Off Road Parking and Garage
- No Onward Chain
- Tenure: Freehold
- Detached Family Home
- Open Plan Kitchen/Diner
- Wraparound Gardens
- Close to Village Amenities
- Council Tax Band: D

Guide Price £365,000

SITUATION

The property is located out the fringes of Five Lanes, a rural Cornish hamlet positioned within easy access of the A30. The hamlet is renowned for its outstanding natural beauty, with the rugged expanses of Bodmin Moor lying close by, providing excellent opportunities for walking, riding and outdoor pursuits. Adjacent to the village of Altarnun, the area provides good access to a range of amenities including a Post Office/general store located in the village hall, a beautiful Church which is known affectionately as 'The Cathedral on the Moor' and the Kings Head public house and local primary school. The former market town of Launceston is approximately 7.4 miles away which offers a more comprehensive range of shopping, educational and leisure facilities.

DESCRIPTION

A well proportioned detached residence originally constructed in 1939 as the village police house and having been the much-loved home to the current owners for over 40 years. Today, the property offers comfortable, well proportioned accommodation with the benefit of modern improvements positioned in a rural yet easily accessible location.



ACCOMMODATION

The accommodation is centred around a spacious kitchen/dining room, fitted with a comprehensive range of modern units and featuring an attractive brick fireplace incorporating a dual-fuel range style cooker. Integrated appliances included within the sale comprise a dishwasher, fridge, freezer and washing machine. The room benefits from recessed lighting, ample space for family dining, a useful storage area and an understairs pantry. In 2017, the property was extended creating an impressive dual aspect sitting room that enjoys an abundance of natural light. This welcoming reception space features a solid fuel stove set upon a slate hearth, providing an attractive focal point.

There is a ground floor reception room serving as a dining room or as an extra ground floor guest bedroom if required, being adjacent to a ground floor wet room and WC. On the first floor are three bedrooms, two of which are generous doubles, together with a family shower room fitted with a large shower enclosure and mains fed shower.

OUTSIDE

The property is approached via a private block paved driveway providing ample off-road parking and access to a detached single garage with power and lighting. To the front, a generous south facing patio offers an ideal space complemented by lawn and well stocked borders. A further patio and log store are situated to the side of the property, while the enclosed rear garden is predominantly laid to lawn with additional patio seating areas, mature shrubs and established planting. Further features include an outside tap and a concrete base besides the garage ready for the installation of a shed or greenhouse. The property enjoys an attractive setting, with open farmland adjoining one side, enhancing its rural outlook and sense of privacy.

SERVICES

Mains electricity and water. Private drainage via septic tank, emptied and new soak away created in March '26. Multifuel burner and bottled LPG fired heating. Broadband availability: Standard ADSL, Mobile signal: voice and data available (Ofcom). 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 vendors' appointed agents, Stags.

DIRECTIONS

From Launceston head west on the A30 dual carriageway towards Bodmin and take the exit signposted Altarnun, Trenilke and Tredaule. At the roundabout take the fourth exit signposted heading back under the dual carriageway. At the T junction, turn right and proceed towards Launceston for approximately 0.4 miles and before joining the A30, turn left signposted Tredaule. The property will be located immediately on the left hand side.

What3words.com: ///hack.flooding.saved



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.



Approximate Area = 1365 sq ft / 126.8 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 1517 sq ft / 140.9 sq m
 For identification only - Not to scale

Garage

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1479304



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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