



4, Tregaller Lane



# 4, Tregaller Lane

South Petherwin, Launceston, Cornwall PL15

7 114

Launceston (A30) 1.7 miles - Plymouth 26.4 miles - Exeter 43.5 miles

An extensively refurbished detached house with ample parking and private gardens, in a peaceful and rural location

- Detached Family Home
- Ample Parking for 4+ Vehicles
- Front and Rear Lawned Gardens
- Rural Yet Accessible Location
- Tenure: Freehold
- Versatile Layout
- Rural Outlooks
- Extensively Refurbished Gardens
- Integral Garage and Utility Room
- Council Tax Band: C

Guide Price £325,000

## SITUATION

The property is situated in a rural yet accessible location, set off a country lane and only 1.7 miles from the town of Launceston which has a wide range of facilities including 24-hour supermarket, doctors, dentists and veterinary surgeries, two testing 18-hole golf courses, fully equipped leisure centre with 25m pool and numerous sporting and social clubs. The vital A30 trunk road can be accessed at Launceston and links the Cathedral Cities of Exeter and Truro. The neighbouring village of South Petherwin is approximately 1 mile away with its public house, The Frog and Bucket, and well respected primary school.

## DESCRIPTION

A 3 bedroom detached house which has been extensively refurbished throughout both inside and out, to create a comfortable family home. Improvements to the property include full rewiring, LPG central heating installed and a fitted kitchen to name a few (all in 2020) whilst having been further enhanced over the last few year with extensive double glazed windows, external cladding and insulation, flat roof replacements and a new entrance porch. The property benefits from ample off road parking, an integral garage, front and rear gardens with countryside views.



## ACCOMMODATION

The accommodation is illustrated on the floorplan overleaf and briefly comprises an entrance porch into the main hallway, with a ground floor cloakroom with W/C and sink. The dual aspect sitting room has a woodburning stove within a stone fireplace and large window overlooking the front garden. The kitchen is fitted with contemporary, contrasting units with a ceramic sink, a wall mounted extractor fan with space for a Range Style cooker (available by separate negotiation) and additional space and plumbing for undercounter appliances. There is a serving hatch through to the dining room which has a window to the side. Via an entrance from the dining room is the versatile ground floor double bedroom with a woodburning stove, making it a useful space depending on the needs. A door from the kitchen enters into the utility room with work surfaces, wall mounted units, a sink with space and plumbing for washing machine and a door to the rear garden. Another door leads to the garage which has power and light connected.

Stairs to the first floor open to the landing, with 2 double bedrooms both with useful eave storage. The family bathroom has part tiled walls, with a bath and shower over, sink and W/C. The property to the rear also offers space and great potential to extend the accommodation, subject to the necessary planning consents (STP).

Please note that the property is also available fully furnished by separate negotiation.

## OUTSIDE

The private driveway to the front of the property has ample space for 4/5 vehicles. There is a level area of lawn with the sunken LPG tank, a flower bed currently laid to gravel and a feature stone wall as the front boundary. There is fencing either side with a wooden gate through to the rear garden. The garden at the rear has been landscaped by the current owners to enjoy a large area mainly laid to lawn with a decked seating area to enjoy rural outlooks overlooking the neighbouring farmland.

## SERVICES

Mains water, electricity and drainage. Bulk gas central heating. Broadband availability: Ultrafast and Standard ADSL with FTTP. Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services.

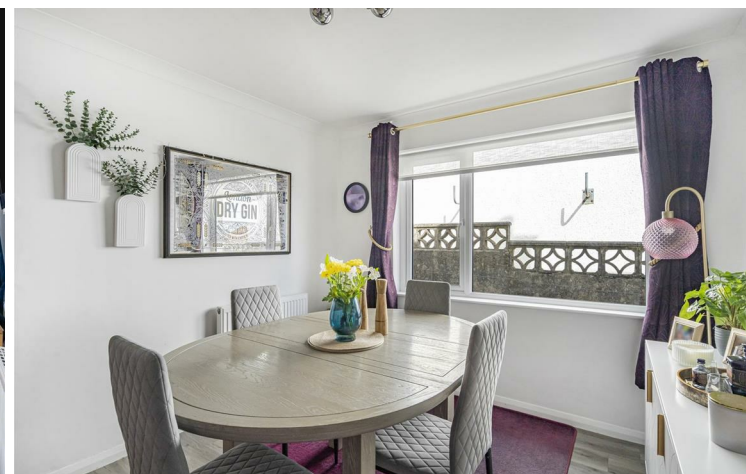
## VIEWINGS

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

## DIRECTIONS

From Launceston take the B3254 south towards Liskeard. Upon entering Daw's House, proceed through the hamlet for approximately 220m and turn right towards Tregaller. Proceed for another 220m, bearing left around the bend and the property will be found on the right hand side, identifiable by a Stags For Sale board.

what3words.com: ///drag.scavenger.appealed



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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         | 67        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            | 30      |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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Approximate Gross Internal Area 1377 sq ft - 128 sq m  
(Including Garage)

Ground Floor Area 1025 sq ft – 95 sq m

First Floor Area 352 sq ft – 33 sq m



"For Identification only – Not to scale"



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

