



Winnacott Park



Winnacott Park

North Petherwin, Launceston, PL15 8LS

North Petherwin 1.8 miles - Launceston 7.8 miles - Bude 15 miles

A 2 double bedroom detached agriculturally tied bungalow with 5.795 acres of attractive woodland and gardens with 109 different specimen trees, creating a mature landscape around the property.

- 5.795 acres of land
- 2 double bedrooms
- Rural, secluded location
- Agriculturally Tied
- Council Tax Band- C
- Woodland full of specimen trees
- LP Gas central heating
- In need of modernisation
- Useful Outbuilding
- Freehold

Guide Price £375,000

SITUATION

Enjoying a peaceful and elevated rural setting, the property benefits from a high degree of privacy and far-reaching views over the surrounding countryside. Despite its secluded feel, the property is conveniently located 1.8 miles from the rural village of North Petherwin and approximately 7.8 miles from the historic town of Launceston, which provides a comprehensive range of shops, schooling and amenities, as well as excellent access to the A30 trunk road. The popular coastal resort of Bude, known for its sandy beaches and dramatic clifftop walks, lies around 15 miles to the north, while Exeter, with its M5 connection, international airport and mainline rail service to London Paddington, is within 47 miles. The bungalow lies around 1.8 miles from the local primary school at Brazzacott.

DESCRIPTION

The property comprises a detached agriculturally tied bungalow, believed to have been built in 1964 of block construction beneath a tiled roof. The bungalow occupies an elevated position within 5.795 acres of land and enjoys a particularly private setting. The majority of the land has been thoughtfully developed over the past twenty years into an attractive woodland area containing a wide range of specimen trees, creating a mature and varied landscape around the property. While the bungalow offers well-proportioned accommodation, it is now in need of modernisation throughout, providing an opportunity for purchasers to update and personalise the property to their own requirements.



ACCOMMODATION

The accommodation includes a sociable kitchen/dining room featuring a wood burner, together with a useful airing cupboard and separate pantry. The living room is a particularly light space, benefiting from two large picture windows which make the most of the natural light and provide attractive views across the gardens and countryside beyond. To the rear of the bungalow are two double bedrooms, both enjoying pleasant views over the surrounding land, together with a family bathroom. The original single-skin garage has been converted many years ago to provide additional internal space, now comprising a study, freezer room and a separate WC. A Worcester Bosch boiler is located within the attic space and supplies the LP gas central heating system, while the majority of the windows are fitted with uPVC double glazing

OUTSIDE

The property is approached via a brick-paved gated driveway which provides ample parking. The gardens immediately surrounding the bungalow include areas of lawn, together with a productive kitchen garden, greenhouse and garden shed. The wider grounds extend to 5.795 acres and are predominantly laid to established woodland with a 109 different varieties of specimen trees planted over the last two decades - these include Fir, Spruce, Oak, Walnut, Cypress and Maple, creating a private and attractive natural environment full of wildlife. In addition, there is a useful timber and galvanised outbuilding suitable for storage or workshop use, which also incorporates two old railway carriages, to which there is separated gated access.

SERVICES

Main electricity and water, private drainage via a septic tank. LPG fired central heating. Broadband availability: Ultrafast and 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.

AGENTS NOTE

The dwelling shall be occupied by persons whose employment is, or latest employment, was in agriculture as defined by Section 221 (1) of the Town and Country Planning Act, 1962, or in forestry and shall include also the dependants of such persons aforesaid. There is a rarely used right of way across the land specifically for the benefit of Winnacott Farm.

DIRECTIONS

As you drive through North Petherwin, towards Brazzacott, take the first left turn signposted Canworthy Water, opposite the football club. Proceed along this road where Winnacott Park will be found a little way along on the right hand side.

What3words.com - worth.finishers.pinging



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) 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

Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999

