

STAGS

Lowennack

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Bolventor, Launceston, PL15 7TS

Launceston 12 miles - Bodmin 10 miles - Truro 35 miles

Enjoying an enviable position amidst the rugged beauty of Bodmin Moor, this 2 bedroom detached bungalow offers outstanding far-reaching moorland views and a 0.4 of an acre of generous gardens.

- Detached bungalow
- Far-reaching moorland views
- Upgraded roof and oil heating
- No onward chain
- Freehold
- 2 bedrooms, attic room and study
- Living/dining room with wood burning stove
- Generous gardens and off road parking
- Fully insulated cabin to the rear
- Council Tax band - A

Offers In The Region Of £325,000

SITUATION

The property occupies a wonderful position within an A.O.N.B, in the very heart of the rugged and unspoilt Bodmin Moor, enjoying spectacular open views across the surrounding countryside. The famed Jamaica Inn is just a short walk away, whilst the immediate area offers an abundance of opportunities for walking, exploring and enjoying the great outdoors, with beautiful moorland walks quite literally on the doorstep. Siblyback Lake and Golitha Falls are just a short drive away, providing further opportunities for walking, cycling and water-based activities. The nearby A30 provides excellent road communications, with convenient access westwards towards Bodmin and Truro, and eastwards towards Launceston, Exeter and the M5 motorway, making this an ideal location for those seeking a rural lifestyle without feeling isolated.

DESCRIPTION

Believed to date from the 1930s, the property is a traditionally constructed detached bungalow, built of block and offering an appealing combination of character, practicality and potential. Of particular note are the wonderful moorland views, which can be enjoyed from a number of rooms and the surrounding gardens. Over recent years, a number of important improvements have been undertaken, including the replacement of the roof covering with natural slate (2008), an upgraded oil-fired A-rated combi boiler and oil tank (2026), together with a recently installed septic tank and drainage field (2025), providing a modernised private drainage arrangement. The accommodation is arranged principally over the ground floor, with the additional benefit of a spacious first floor attic room, offering flexibility for a variety of uses. Outside, the generous gardens of 0.4 of an acre, off road parking and a fully insulated garden cabin further enhance the appeal of this individual home.







ACCOMMODATION

The accommodation is approached via a front porch, leading into the open plan living/dining room, which is a particularly attractive space enjoying dual-aspect uPVC double-glazed windows taking full advantage of the gorgeous surrounding moorland views. Oak flooring runs throughout, whilst a wood-burning stove sits upon a slate hearth, creating a lovely focal point. The room opens through to the rear kitchen, which offers a good range of storage units, work surfaces and built-in appliances, together with a window enjoying an outlook up towards the rear garden. To the side of the property is a useful study, ideal for home working, which has a ladder providing access to a first floor area with a skylight.

There are two ground floor bedrooms, both benefiting from oak flooring, together with a family bathroom fitted with a bath, wash hand basin and WC, with rainfall shower over the bath. Stairs rise to the first floor, where a spacious attic room provides useful additional space and considerable flexibility for a variety of uses. The room benefits from useful eaves storage and two skylights, which allow plenty of natural light to flood the space. Internally, the handmade oak doors with bespoke latches and hinges are a real feature.

OUTSIDE

The property is approached via a driveway leading to an area of off-road parking. To the front is a lawned garden, enjoying those wonderful far-reaching moorland views and providing an attractive setting to the bungalow. Access continues around the side of the property to the larger rear garden. A particularly useful addition is the insulated garden cabin, which is fitted with a desk and storage, together with ample power sockets and a network connection point, making it an ideal space for home working, hobby room or a summerhouse potentially, with a sunken and suntrap large deck area in front of it. Steps lead up to the larger rear garden which enjoys even more impressive, far-reaching views across the surrounding moorland. It is laid principally to lawn and the bungalow has the responsibility of maintaining the stock proof fencing around the boundaries with the total plot measuring 0.4 of an acre.

SERVICES

Main electricity and water. Private drainage via renewed private drainage system. Oil fired central heating. Broadband availability: Superfast 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.

VIEWING

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Launceston head west on the A30 until reaching the exit for Bolventor. Here turn left off the A30 and then left again into the village. Then take the next left turn and as you drive along, Lowennack will be found on the right hand side marked with a Stags for sale board.

what3words - ///slim.fallback.cookbooks



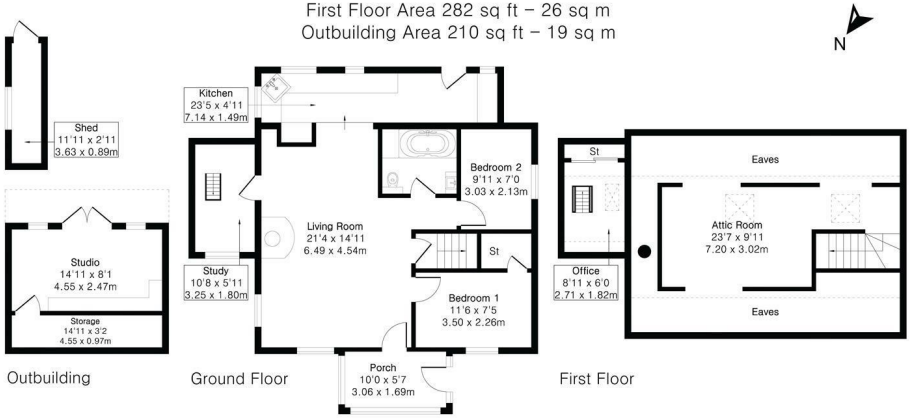




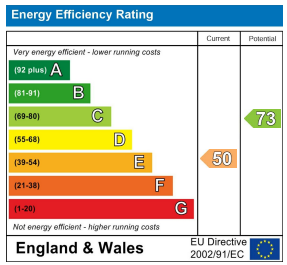
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Approximate Gross Internal Area 1122 sq ft - 104 sq m
(Excluding Outbuilding & Eaves Storage)
Ground Floor Area 840 sq ft – 78 sq m
First Floor Area 282 sq ft – 26 sq m
Outbuilding Area 210 sq ft – 19 sq m



For Identification only – Not to scale



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