



- 3/4 BEDROOMS
- 2 RECEPTION ROOMS
- GARAGE AND PARKING
- 25' CONSERVATORY

Mount Wise, Launceston, PL15 9AT

Occupying a commanding position with SUPERB VIEWS of the countryside and Castle is this spacious 3/4 BEDROOM DETACHED BUNGALOW plus CONSERVATORY, situated in a quiet CUL-DE-SAC with delightful GARDENS, driveway PARKING and GARAGE. POTENTIAL FOR LOFT CONVERSION STPC. NO ONWARD CHAIN.

Guide Price £285,000 Freehold



Property Description

A deceptive older style Detached Bungalow which has been in the same ownership for approximately 30 years and during this time has been well maintained. In the last few years further improvements have been made with the installation of a new mains gas combination boiler, re-roofed with new felt and tiles where required and new front door. Also, in May 2021 the property had a mudic test done which confirmed it was of Class A1 and A2 and therefore mortgageable. The accommodation offers a 30ft Entrance Hallway, 2 Reception Rooms both with deep front bay windows enjoying distant countryside views, 2 Double Bedrooms, one with a range of built-in wardrobes and a Third Bedroom which is currently set up as a Study, Bathroom which has a separate Shower, modern Kitchen/Breakfast Room with archway through to a Pantry with cupboards and space for white goods. An extensive 25ft Conservatory with access to a very useful Utility and Storage Room. The property also has the added benefit of a very large Attic Space with unrestricted ceiling height and subject to any necessary planning consents could be converted to create additional accommodation if required, which could incorporate a front dormer window to maximise those superb distant countryside views. The gardens offer ease of maintenance with the rear garden being fairly private and views over to the Castle. There is also a Driveway, attached Garage, Octagonal Greenhouse and Block Built Garden Store/Workshop.



LOCATION

Mount Wise is a well established cul-de-sac and only a few minutes walk to the town centre. Launceston is known as the gateway to the county and sits on the Devon border. The town's skyline is dominated by the ruins of a Norman castle that stands high on a hillside with dramatic views over Bodmin moor and Dartmoor. The castle was a strategically important building after the Norman Conquest and its green was used for executions until the 19th century. Situated between the north and south coasts, Launceston is convenient for beaches and coastal or country walks. There are two golf courses at Trethorne and Launceston, with Roadford Lake Country Park where visitors can fish for trout, sail, windsurf, cycle, row, kayak and camp. Shopping facilities include quirky

independent shops, Tesco and Marks and Spencer Food Hall, Argos, Pets at Home, to name a few. The renowned Garden Centre at Homeleigh is on the edge of the town, drawing in many visitors with restaurant and coffee shop overlooking a lake.

THE ACCOMMODATION IN DETAIL COMPRISES:

All Measurements are Approximate

Front door leading to:

ENTRANCE HALLWAY

30' 0" x 3' 6" (9.14m x 1.07m) Two radiators. Telephone point. Large hatch to loft space with retractable wooden ladder and light. Great potential for conversion (STPC). Doors to:

LOUNGE

11' 11" x 11' 11" excluding deep bay window (3.63m x 3.63m) Front distant countryside views. Television and satellite points. Radiator.

DINING ROOM

10' 0" x 9' 10" excluding deep bay window (3.05m x 3m) Front distant countryside views Radiator.

BEDROOM 1

11' 11" excluding deep window to side x 11' 11" including built-in wardrobes (3.63m x 3.63m) A range of built in wardrobes to one wall. Television point. Radiator.

BEDROOM 2

10' 0" x 10' 0" (3.05m x 3.05m) Window to side with distant views of the Castle. Radiator.

BEDROOM 3

8' 0" x 8' 0" (2.44m x 2.44m) Currently used as an Study with built in desk, cupboards and shelving. Telephone point. Radiator. Window to rear.

BATHROOM

9' 10" x 5' 4" (3m x 1.63m) Obscure window to side. Panel

enclosed bath. Fully tiled and enclosed corner shower cubicle with electric shower over. Vanity wash hand basin. Low level wc. Heated towel rail.

KITCHEN/BREAKFAST ROOM

10' 0" x 10' 0" excluding door recess (3.05m x 3.05m) A range of modern base level units with worktop surfaces over and part tiling to walls. Inset sink and drainer unit with mixer tap. Inset Mains Gas hob with double electric oven under and concealed extractor over. Integral dishwasher. Matching eye and display level units. Further cupboard housing a modern Worcester Mains Gas Combination boiler. Radiator. Archway through to:

PANTRY

7' 10" x 5' 0" (2.39m x 1.52m) Built-in cupboards. Ample space for upright fridge and freezer.

From the Kitchen door leading to:

CONSERVATORY

25' 3" x 8' 9" (7.7m x 2.67m) Providing a further living space or second dining room if the other becomes a fourth bedroom. Double glazed windows and a sliding patio door to rear garden. Two wall mounted electric panel heaters. Power and light connected. Door to:

UTILITY ROOM

8' 4" x 6' 5" (2.54m x 1.96m) Ideal space for additional storage. Worktop surface with space and plumbing under for a washing machine. Space for tumble dryer with outside vent. Shelving.

OUTSIDE

The front garden has two raised gravelled beds with an access path to the side. Attached to the other side of the property is a:

GARAGE

14' 0" x 8' 0" (4.27m x 2.44m) Roller door. Power and light connected.

To the side of the garage is a brick paved driveway for one car with potential for further parking in front of the garage and driveway. A pedestrian gate leads to the side garden which has an area to plant vegetables and a very useful wooden Octagonal Greenhouse. The rear garden is West facing, offering some privacy, ease of maintenance with a circular gravelled seating area, well established terrace beds, variety of shrubs, bushes, trees and water fountain. A decked patio which leads to the:

GARDEN STORE/WORKSHOP

8' 6" x 8' 0" (2.59m x 2.44m) Power and light connected.

LOCAL AUTHORITY Cornwall District Council.

SERVICES Mains Gas, Electricity, Water and Drainage.

COUNCIL TAX Band C.

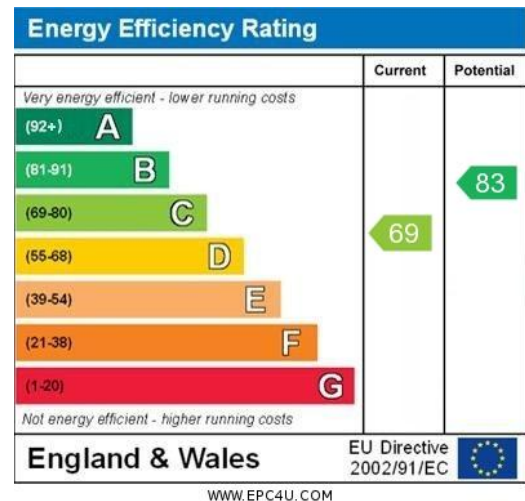
DIRECTIONS TO FIND

From the centre of town proceed to Southgate Street passing under the Arch. At the corner of Exeter Street proceed straight up Race Hill to the No Entry Signs. Turn right into Bounsalls Lane and after a short distance take the turning on the left for Mount Wise. Proceed up the hill where the property will be found near the top on the right hand side, clearly identified by a Millerson For Sale board.





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