



STAGS

Three Acres

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Trelash, Warbstow, Launceston, PL15 8RL

Marshgate (A39) 2.5 miles Camelford/Boscastle 7 miles A30 10 miles

- Kitchen and Utility Room
- Dining Room
- Sitting Room
- 3 Double Bedrooms (1 En Suite)
- Family Bath & Shower Room
- Integral Double Garage
- Outbuildings and Caravans
- 2.816 Acres in all

Guide price £445,000

SITUATION

The property enjoys a most appealing location on the fringes of the small hamlet of Trelash. The self-contained village of Marshgate is approximately 2.5 miles distant with its post office/general store catering for day to day needs, village hall and public house. At Marshgate there is access to the A39, Atlantic Highway, which links the town of Camelford and coastal resort of Bude. In addition the A39 provides easy access to explore the majestic North Cornish coast. At Bude there are supermarkets, leisure centre, 18-hole links golf course and extensive sandy beaches and cliff walks. The picturesque fishing village of Boscastle is less than 7 miles from the property with the nearest doctors surgery. The former market town of Launceston is 12 miles distant with access to the A30 trunk road which links the Cathedral Cities of Exeter and Truro. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and international airport.

DESCRIPTION

This detached bungalow was constructed in 2003 and will be found in excellent decorative order. The property benefits from modern conveniences such as oil fired central heating and double glazing.

ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: an entrance hallway, sitting room with feature fireplace with multi-fuel burning stove set on slate hearth, dining room with sliding patio doors to the rear enjoying views over



Immaculately presented detached bungalow situated on the edge of a popular rural village





the garden and patio. The kitchen comprises a range of base and wall units with 1½ bowl stainless steel sink, integral fridge, space for Range cooker, dishwasher and American style fridge/freezer. The utility room offers a range of work surfaces incorporating a stainless steel sink with drainer and space for washing machine and tumble dryer. There is a door through to the cloakroom and access to the integral DOUBLE GARAGE. There are three double bedrooms, two with built-in wardrobes. The master enjoys views over the rear garden and benefits from an en suite shower room. The family bathroom comprises a suite of corner panel enclosed bath, low flush W/C, pedestal wash hand basin and shower cubicle.

OUTSIDE

The property is accessed via the parish road through an attractive stone faced entrance wall, to an extensive driveway providing off-road parking and access to the DOUBLE GARAGE 5.51m x 4.29m (18'1" x 14'1"), light and power connected. The gardens are an undoubted feature of the property, mainly laid to lawn within well defined boundaries. To the side of the property there are TWO STATIC CARAVANS, a NISSEN HUT and CORRUGATED IRON OUTBUILDING 4.09m x 13.13m (13'5" x 43'10"). To the rear of the property is a POLYTUNNEL, small ORCHARD and access to the adjoining PASTURE PADDOCK. The rear lawn has a central ground ornamental pond with small chipped seating area and steps down to the patio.

THE LAND

The paddock extends to 1.214 acres or thereabouts. The property extends in all to 2.816 acres or thereabouts.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWING

Strictly by appointment with the vendors appointed agents Stags.

DIRECTIONS

From Launceston head west on the A30 and at the Kennards House Junction take the exit signposted A395 Wadebridge/Camelford and North Cornish Coast. Continue on this road for approximately 8 miles and on entering the market village of Hallworthy turn right signposted Trelash and Warbstow. Continue along this country lane for approximately 1.5 miles and pass over the railway bridge. Take the first left hand turn signposted Trelash and then take the next right also signposted Trelash and proceed into the village. At the crossroads turn left and follow the road out of the village for approximately 1 mile. The property will be found on the right hand side identified a Stags For Sale Board. Map reference: OS Landranger sheet 190:179/907.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
20-40%	A		
12-20%	B		
8-12%	C		
4-8%	D	62	
2-4%	E		
1-2%	F		
0-1%	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

