Holmans Meadow, Lawhitton, Launceston, PL15 9NE

Occupying a desirable CUL-DE-SAC location is this DETACHED immaculately presented BUNGALOW together with 2 driveways, attached GARAGE and good sized GARDENS.

£283,000 FREEHOLD
This immaculately presented Detached Bungalow occupies a very quiet location within this desirable cul-de-sac in Lawhitton which is a sought after village being within easy access of Launceston or Callington. The oil fired centrally heated accommodation boasts uPVC double glazed windows with attractive venetian blinds, oak veneer internal doors and briefly comprises: Good sized Entrance Hall leading to all rooms, Cloakroom, 21ft Sitting Room enjoying pleasant views front and rear over the gardens, the cul-de-sac and countryside beyond, with woodburning stove. Modern fitted Kitchen with door to rear Porch/Utility Room. 3 Bedrooms and Shower Room. Outside, there are 2 driveways providing off road parking and an Attached Garage. Level lawned gardens to the front with raised Cornish stone flowerbeds and to the rear of the property an extensive lawn area with useful Garden Store Shed, mature apple tree, raised vegetable bed and all round pedestrian access.

LOCATION
Situated in the heart of this pretty Cornish village of Lawhitton, which offers a Church and Village Hall, being only a short drive from the local Cricket Ground on the way to the town of Launceston, the gateway to Cornwall, right on the Cornwall/Devon border offering good access to the Cornish coast. The town is famous for the castle which dates back to medieval times and dominates the landscape sitting proudly at the highest point. Benefitting from leisure facilities including two nearby Golf Courses, several supermarkets including Marks and Spencer Food Hall and Tesco, schools and well regarded local butchers and bakers. Launceston has a monthly open air Market which is in the town square where you can browse the stalls and purchase local produce and crafts. Callington and Plymouth are within easy reach via the A388, Plymouth being approximately 25 miles, whilst the A30 trunk road offers good access west to Truro approximately 47 miles and east to Exeter approximately 41 miles. The nearest mainline train stations can be found in Gunnislake and Liskeard, being approximately 15 and 20 miles respectively from Launceston.
THE ACCOMMODATION COMPRISSES
(All dimensions are approximate)

uPVC double glazed entrance door with glazed side screen into:

ENTRANCE PORCH
Coat hooks. Glazed door and side screen into:

ENTRANCE HALL
10' 7" x 5' 3" (3.23m x 1.6m) Main hall measurements. Double built-in cloak's cupboard. Hanging rail and shelf above. Deep built-in airing cupboard with slatted shelving. Telephone point. Access to insulated roof space. Radiator.

CLOAKROOM

SITTING ROOM
21' 3" x 10' 11" (6.48m x 3.33m) Being double aspect with uPVC double glazed windows over the front and rear gardens. Attractive woodburning stove with slate hearth and tiled surround. Two radiators. Ample power points. Telephone point.

KITCHEN
10' 10" x 7' 10" (3.3m x 2.39m) Attractively fitted with modern base and drawer units under a square edge work surface incorporating Neff ceramic hob with stainless steel canopy extractor over and built-in electric oven. One and a half bowl stainless steel sink unit with mixer tap. Further range of wall and base units with work surface and tiled splashback to walls. uPVC window and glazed door to:

REAR PORCH/UTILITY ROOM
11' 5" x 4' 8" (3.48m x 1.42m) With tiled floor. uPVC windows to rear. Half glazed door to rear. Skylight. Downlighters. Work surface with space and plumbing below for washing machine and tumble dryer. Space for fridge freezer.

BEDROOM 1
12' 5" x 10' 8" (3.78m x 3.25m) With large uPVC double glazed window overlooking the front gardens and views of countryside beyond. Radiator.

BEDROOM 2
10' 11" x 10' 2" (3.33m x 3.1m) With uPVC double glazed window overlooking the rear gardens. Radiator.

BEDROOM 3
9' 11" x 7' 0" (3.02m x 2.13m) uPVC double glazed window to front overlooking the front gardens, the cul-de-sac and rural views. Radiator. This room is currently used as a Dining Room.

SHOWER ROOM
7' 3" x 6' 9" (2.21m x 2.06m) With attractive white suite comprising large shower cubicle with Triton electric shower. Pedestal wash hand basin and low level wc. Tiled splashbacking to water sensitive areas. Opaque uPVC double glazed window to rear. Chrome heated towel rail.

OUTSIDE
To the front of the property is an attractive gravelled driveway providing off road parking and a further drive with parking in front of the Attached Garage.

ATTACHED GARAGE
17' 1" x 8' 6" (5.21m x 2.59m) With metal up and over door. Light and power connected.

There are level lawned gardens to the front of the property with attractive stone raised flowerbeds and borders. Side pedestrian access and further door to passageway giving pedestrian access to the rear. Useful Garden Store Shed. Rear patio. Steps lead up to the good sized garden laid mainly to lawn with mature apple tree bordered by various mature shrubs. Raised vegetable bed. Concrete plinth for oil storage tank. Fenced compost area. Cornish bank to rear which could be fenced if required. From the rear garden there are glimpses of the countryside beyond. Outside tap.

SERVICES
Mains Metered Water, Electricity and Drainage. Oil Fired Central Heating.

LOCAL AUTHORITY
Cornwall Council.

COUNCIL TAX
Band D.

DIRECTIONS
From Launceston proceed on the A388 towards Callington and on the edge of the town turn left signposted Lawhitton 1.5 miles. Follow this road for 1 mile turning left signposted again for Lawhitton. Continue into the village. Proceed down the hill and on the edge of the village turn left into Holmans Meadow and the property will be found on the left hand side clearly identified by a 'Millerson’ For Sale board.
TO ARRANGE A VIEWING PLEASE CONTACT

Launceston Office
01566 776055
launceston@millerson.com

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