Lynher Close, North Hill, Launceston, PL15 7PB

Occupying this sought after village location is this immaculately presented 4 BEDROOM CHALET STYLE SEMI-DETACHED BUNGALOW, together with good size GARDENS adjoining open farmland, DRIVEWAY PARKING and GARAGE.

£255,000 Freehold
This immaculately presented property has been well cared for by the current vendor and briefly comprises: A semi-detached 4 bedroom chalet style bungalow offering attractive oak panelled doors, Porcelain tiled floor in the kitchen and attractive tiled bathroom. Comprising good size kitchen/dining room with high gloss modern quality kitchen with oak worktops and integrated appliances. Generous sitting room, ground floor bedroom and family bathroom. On the first floor there are 3 further bedrooms. Outside to the front of the property are level gardens with driveway providing off-road parking for at least 2-3 vehicles and attached garage. To the rear of the property a further good size level garden adjoins open farmland. The property enjoys pleasant views from the front elevation to the woodland and moorland beyond.

LOCATION

North Hill is a pretty village situated on the east side of the River Lynher nestled under the eastern flank of Bodmin Moor approximately six miles south west of Launceston. North Hill is home to the parish church dedicated to St Torney whose holy well is situated by the River Lynher.

Village life in North Hill is centred around the village hall which plays host to a number of events and social activities throughout the year including an annual horticultural show and popular Christmas pantomime as well as regular meetings of various groups and societies including table tennis and gardening. North Hill also benefits from a well-renowned public house ‘The Racehorse Inn’.

Local amenities include shops/Post Offices and also GP surgeries in Lewannick (approx. 3 miles) and Pensilva (approx. 5.7 miles) with primary schools in the nearby village of Coads Green (approx. 2.5 miles) and another in Lewannick. Group Travel operates a bus route (number 236) which connects North Hill to Launceston and Liskeard.
THE ACCOMMODATION COMPRISES
(All Measurements are Approximate)

uPVC half glazed door into:

ENTRANCE PORCH
Electric fuse board. Opening into:

KITCHEN/DINING ROOM
24' 4" x 10' 11" (7.42m x 3.33m) With double glazed windows. Half glazed door to rear. This superb room is fitted with a modern high gloss kitchen incorporating integrated fridge and dishwasher with a range of wall and base units under a solid oak work surface. Attractive one and a quarter bowl ceramic sink with mixer tap. Further work surface with cupboards below and space and plumbing for automatic washing machine. Chrome switches. Built-in Hotpoint electric oven with ceramic hob and extractor hood above. Two slimline German modern electric radiators. Attractive porcelain tile floor.

SITTING ROOM
15' 1" x 11' 8" max (4.6m x 3.56m) With large uPVC double glazed window to front. Modern electric heater. Telephone point. Oak veneer wooden floor.

INNER HALL
With built-in storage cupboard and further built-in airing cupboard housing hot water cylinder. Leading to:

BEDROOM 1
12' 3" x 10' 2" (3.73m x 3.1m) With uPVC double glazed window to rear enjoying views over the garden and adjoining farmland. Electric modern heater.

GROUND FLOOR BATHROOM
8' 5" x 5' 7" (2.57m x 1.7m) Comprising modern suite with bath and shower attachment over with mixer tap. Vanity basin with cupboards below incorporating low level wc and concealed flush. Modern electric heater. Attractive tiled floor and water sensitive areas. Opaque double glazed window to rear.

From the Kitchen/Dining Room stairs rise to

FIRST FLOOR LANDING
uPVC double glazed window to rear enjoying superb views over open farmland

BEDROOM 2
17' 6" x 10' 9" (5.33m x 3.28m) Double aspect uPVC window to rear enjoying views and Velux window to front with superb views over woodland and moorland in the distance. Modern electric heater.

BEDROOM 3
14' 8" max x 10' 5" (4.47m x 3.18m) With sloped ceiling. Electric modern heater. Velux window to front enjoying views towards the woodland and moorland beyond. Storage cupboards.

BEDROOM 4
11' 10" x 6' 10" (3.61m x 2.08m) With uPVC double glazed window to rear enjoying views over adjoining farmland. Modern electric heater.

OUTSIDE
The property is approached over a concrete driveway providing off-road parking for at least 2-3 vehicles. There is a level lawned garden with mature shrub and hedge boundaries. Side pedestrian access leads to the rear garden with extensive concrete patio areas and level lawned garden with rockery. Mature trees, fence and laurel hedge boundaries, adjoining open farmland to the rear. Outside lighting. Outside tap. Gravelled flowerbed.

GARAGE
20' 0" x 12' (6.1m x 3.66m) With light and power connected. Timber entrance doors. Window and personal door to rear.

SERVICES
Mains Water, Electricity and Drainage.

LOCAL AUTHORITY
Cornwall Council.

COUNCIL TAX
Band B as verified by a valuation website.

DIRECTIONS
From our office proceed along Western Road, upon reaching Pennygilliam roundabout take the third exit signed posted South Petherwin B3254. Continue on this road for approximately six miles passing through the villages of South Petherwin and Slipper Hill. After a short distance you will reach a cross road at Condon Shop, Continue straight ahead. Follow this road until reaching the cross roads at Wain Cross at this junction turn right signed posted North Hill proceed into the village passing the Race Horse public House which will be seen on your left. Continue along this road and bear right passing the Church on your right hand side. Just after the Village Hall turn right into Lynher Close and the property will be found a short way along on the right hand side.
TO ARRANGE A VIEWING PLEASE CONTACT

Launceston Office
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launceston@millerson.com

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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