





An individual country property set on the edge of the Moors with around 7 acres of land featuring a stunning lake with a boat house. The property is a spacious three/four bedroom detached bungalow which features some wonderful panoramic views across the gardens and land alongside the surrounding countryside. The property is approached via an impressive sweeping driveway accessed via electric gates and leading past the lake to the property.

The property features two interlinking garages in an 'L' shape, both with electric doors and there is a substantial parking and turning area at the side. There are gardens wrapping around the property which are mainly laid to lawn, with great views across the lake and the elevated position provides a great vista of the rugged Cornish landscape. There are three fields with the property at the rear which are sloping grassland and provide even better views of the surrounding countryside.

The bungalow itself has spacious accommodation and large windows designed to take full advantage of the outlook. The accommodation includes 3 bedrooms with a potential 4th bedroom that could be utilised as a home office with a view. There is an impressive dual aspect living room with a particularly spacious conservatory at the rear overlooking the gardens. The kitchen is designed to also take full advantage of the outlook with windows to the front and side and is open to the dining room.

The lake is a wonderful feature and very unique to find, with a boat house and is fed by a spring from the land which is above the gardens. The gardens are mainly laid to lawn with a wide range of established plants, shrubs and trees. As well as the main drive there is another pedestrian access to the road at the front of the property. There are sloping fields above the house providing possibilities for smallholders or equestrian buyers.



- Individual Country Property
- Two Receptions Rooms alongside Generous Conservatory
- Spring Fed Lake & Boat House
- Fantastic Countryside Views
- Close to Open Moorland
- Two Garages
- Dual Aspect Living Room
- Circa 7 Acres
- Three/Four Bedrooms

## Situation

The property is situated in the hamlet of Trebray, located on the flanks of Bodmin Moor, near the popular and pretty village of Altarnun which has won 'Best Kept Village' on numerous occasions. A tributary of the River Inny runs through the village, crossed by a 15th Century pack horse bridge. Public Houses can be found at both Five Lanes, 'The Kings Head' and on the edge of Altarnun, 'The Rising Sun'. The village also boasts a Post Office/general store and Community Primary School. The village offers good access to the A30 linking into Devon and West Cornwall with Launceston being the nearest town with a wide range of facilities, amenities and schooling.



**Entrance Porch**

**Hallway**

**Sitting Room**  
24'0" x 11'5" (7.32m x 3.48m)

**Conservatory**  
31'11" x 12'6" (9.75m x 3.83m)

**Kitchen**  
11'10" x 9'11" (3.62m x 3.03m)

**Dining Area**  
13'7" x 11'11" (4.16m x 3.65m)

**Bedroom 1**  
14'11" x 9'11" (4.56m x 3.04m)

**Bedroom 2**  
10'2" x 9'9" (3.11m x 2.99m)

**Bedroom 3**  
9'11" x 7'6" (3.03m x 2.31m)

**Bedroom 4**  
9'9" x 9'7" (2.98m x 2.94m)

**Bathroom**  
8'5" x 7'6" (2.58m x 2.31m)

**Side Porch**

**Utility Room**  
8'9" x 4'9" narrowing to 4'1" (2.68m x 1.45m  
narrowing to 1.26m)

**W/C**  
5'2" x 4'0" (1.59m x 1.23m)

**Garage 1**  
18'0" x 9'10" max (5.49m x 3.01m max)

**Garage 2**  
15'2" x 10'0" (4.64m x 3.05m)

**Services**  
Mains Electricity.  
Private Water & Drainage  
Oil Fired Central Heating.  
Council Tax Band D.

**Agents Note**  
Private Water is serviced & maintained via Stenlakes LTD.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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