



Town • Country • Coast

Five Lanes | Launceston





Individual detached house offering 3 double bedrooms, 2 bathrooms and a well planned reception space. Adjoining the property is a self contained 1 bedroom annex with wet room. The property overlooks a level garden and has ample off road parking. Scope to further improve and no forward chain.

You enter the property into a porch leading into a small hallway. To one side is a front to rear reception space. Overlooking the front garden is a snug area. This in turn opens into the sitting room with French doors giving access to the rear garden and features an open fireplace. Glazed doors take you through to the generous rear aspect kitchen/dining room with a range of eye and base level units. A further glazed door opens into the separate dining room which is front aspect with an open fireplace to one side. From the kitchen is an 'L' shaped passageway with doors to the rear garden, W/C, utility room and annex.

The annex was created in 2015 and offers flexibility for those needing multi generational living. There is an open plan kitchen/sitting room which is front aspect. The kitchen area has a range of modern eye and base level units. Sliding doors open from the reception space into the double bedroom with an en-suite shower room to the rear.

On the first floor are 3 double bedrooms and a family bathroom. The master bedroom benefits from an en-suite shower room and access to a large first floor balcony. Bedroom 2 is a dual aspect double room with a view over the rear garden. Finally bedroom 3 is front aspect with a built-in wardrobe. The family bathroom is a great size with a bath as well as a shower enclosure.

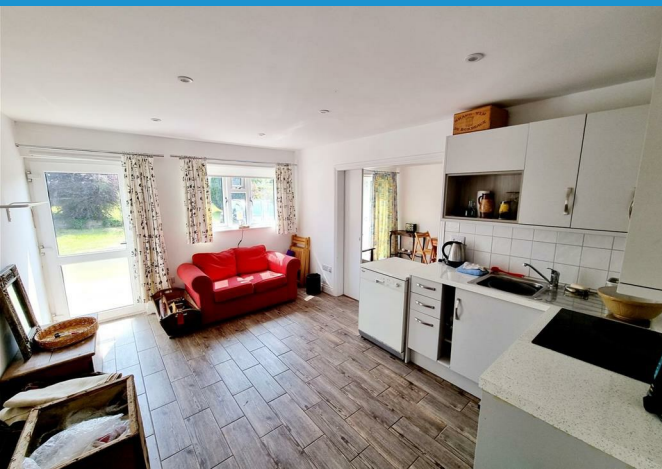
A level lawn is found mainly to the front and side of the property with a range of mature shrubs flanking. There is ample off road for several vehicles. To the rear of the garden is a small area of lawn enclosed by an attractive Cornish stone wall. In total the plot is just under a quarter of an acre.



- Individual Detached House
- 3 Double Bedroom (1 En-Suite)
- 1 Bedroom Self Contained Annex
- Scope to Further Improve and Update
- Generous Sitting Room
- Rear Aspect Kitchen/Dining Room
- Level Gardens to the Front and Rear
- No Forward Chain!
- Good Access to Bodmin Moor and the A30

Situation

The property is located in Five Lanes which is a pretty Cornish Village and has a primary school and public house. Less than half a mile from the property is the picturesque village of Altarnun, which has a village run post office/general stores. At Five Lanes there is access to the A30 trunk road, which links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and international airport. The market town of Launceston is approximately 8 miles to the east of the property, with a comprehensive range of facilities including a 24-hour supermarket, doctors, dentists, veterinary surgeries, fully equipped leisure centre and a 18 hole golf courses, together with numerous sporting and social clubs. The majestic Bodmin Moor is within 2 miles of the property and provides excellent equestrian and other outdoor pursuits including walking and reservoir sailing. The North Cornish coast is within 18 miles.



Entrance Porch
5'6" x 4'5" (1.68m x 1.37m)

Entrance Hallway
6'2" x 4'4" (1.89m x 1.34m)

Snug
15'0" max x 12'0" (4.58m max x 3.66m)

Sitting Room
20'1" x 10'10" max (6.13m x 3.32m max)

Kitchen/Diner
14'4" x 10'10" (4.38m x 3.32m)

Inner Passage
9'5" x 2'11" (2.89m x 0.90m)

W/C
6'3" x 2'11" (1.92m x 0.89m)

Utility Room
13'10" x 6'2" (4.22m x 1.90m)

Annex Kitchen/Dining/Sitting Room
14'9" x 10'10" (4.51m x 3.32m)

Annex Bedroom
12'3" x 8'6" (3.74m x 2.60m)

Annex Wet Room
5'10" x 5'7" (1.80m x 1.71m)

First Floor Landing

Bedroom 1
12'11" x 10'11" (3.95m x 3.34m)
Leading out to balcony

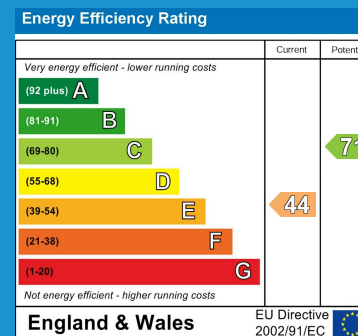
En-Suite
6'9" x 6'1" (2.07m x 1.87m)

Bedroom 2
14'4" x 10'9" (4.39m x 3.30m)

Bedroom 3
10'11" x 10'9" (3.33m x 3.30m)

Bathroom
8'11" x 7'8" (2.72m x 2.34m)

Services
Mains Electricity, Water & Drainage.
Oil Fired Central Heating.
Council Tax Band E.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.