



## New build at The Old Saw Pits, Langore Road

Langore | Launceston | Cornwall



Town • Country • Coast



\*\*\*BRAND NEW & READY TO MOVE INTO!\*\*\* individual detached house enjoying an edge of village location with stunning views. The property has been finished throughout to a high standard and boasts 3 double bedrooms all of which are ensuite. Outside is a private and enclosed lawned garden with decking.

You enter the property into a hallway with a high ceiling. Leading off this is the staircase to the first floor and a door into the kitchen. The kitchen/dining room is triple aspect enjoying views to the side and rear of nearby countryside. There is a modern kitchen with an excellent range of eye and base level units together with integrated appliances. The dining area sits in front of sliding patio doors with a glazed Juliet balcony overlooking the rear garden. A further door opens into a W/C with a utility space to one side. Leading off the kitchen is a staircase to the lower ground floor where the dual aspect sitting room is found again enjoying views. There is a sliding patio door giving direct access out to the garden. Adjoining the sitting room is a double bedroom with an en-suite bathroom, again featuring sliding patio doors out to the garden.

On the first floor are 2 double bedrooms each with a respective en-suite shower room. Both rooms enjoy high ceiling adding to the light and airy feeling. The master bedroom is dual aspect with a side window enjoying the best view of the adjoining countryside.

In front of the property is a gravel driveway for 2 vehicles. There is also a single garage with an electric roller door. Pathways to either end of the property provide access into the rear garden which is sheltered and private. Adjoining the lower ground floor is a large area of decking perfect for outside entertaining. Beyond here is an area of lawn adjoining a stream. There is also another area of lawn landscaped in 3 tiers perfect for those wishing to establish a vegetable patch or looking to discretely tuck away a garden shed or greenhouse.



### Situation

Langore is a pretty village with a green and the nearby village of Egloskerry offering a popular primary school and church. The nearest main facilities are in the market town of Launceston. Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile (1.6 km) west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

### Directions

The postcode for the property is PL15 8LD. What Three Words 'dānce.spun.salmon' will take you to the property. From Launceston drive up St Stephens Hill and take the signposted turning at the top to Egloskerry and Langore onto Duke Street. Follow this road until you see a right hand turning to Langore, Take the turning and the road leads down into the village passing Menheniot Crescent. The property will be seen on your left hand side as you exit the village.

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### Entrance Hallway

### Kitchen/Dining Room

21'5" x 10'7" (6.53m x 3.23m)

### W/C

9'8" x 3'11" (2.95m x 1.20m)

### Lower Ground Floor

### Sitting Room

21'3" x 14'4" max (6.49m x 4.38m max)

### Bedroom 3

16'10" max x 9'9" (5.14m max x 2.98m)

### En-Suite

9'8" x 3'11" (2.97m x 1.20m)

### First Floor Landing

### Bedroom 1

14'11" x 10'6" (4.55m x 3.22m)

### En-Suite

10'7" x 5'2" (3.25m x 1.58m)

### Bedroom 2

14'11" x 9'10" (4.56m x 3.00m)

### En-Suite

9'9" x 5'11" (2.99m x 1.82m)

### Garage

16'1" max x 9'8" (4.91m max x 2.97m)

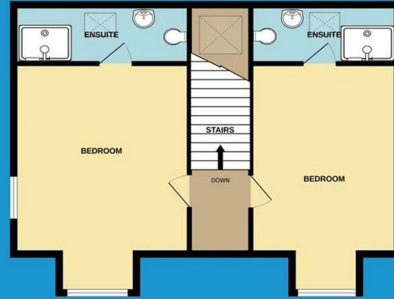
### Services

Mains Gas, Electricity, Water & Drainage.

Gas Central Heating.

Council Tax Band TBC (not yet rated)

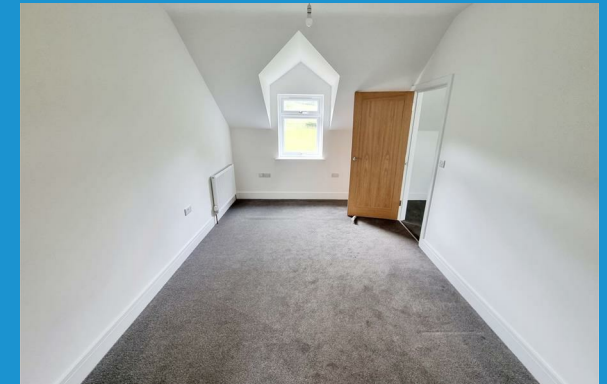
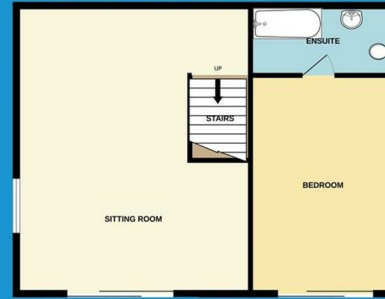
## First Floor



## Ground Floor



## Lower Ground Floor



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.

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