



Mayna Parc

Petherwin Gate | Launceston | Cornwall



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Overlooking open countryside is this larger than average semi detached 3/4 bedroom (2 bathroom) house. Found in good order throughout this property enjoys flexible accommodation along with a good size rear garden, workshop and ample off road parking. The property is located on a quiet cul de sac within a popular rural village. NO ONWARD CHAIN.

You enter into an 'U' shaped hallway with doors to all the accommodation. Overlooking the front garden is a kitchen/breakfast room with a range of modern eye and base level units. Next to the kitchen is the sitting room which is also front aspect with a staircase leading off. Overlooking the rear garden towards open countryside is another reception or bedroom and a separate dining room or bedroom. Both rooms have access out onto the patio and garden beyond. Finally a refitted shower room is located on the ground floor.

On the first floor are 2 further double bedroom both sharing a large bathroom with a separate shower enclosure to one end. The master bedroom has a patio door that opens out to a balcony with an extensive view over adjoining fields as far as Dartmoor in the far distance.

The property is found off a quiet cul de sac with a tarmac driveway to the side for 2/3 cars. Alongside the property is a workshop which was formally the garage, To the rear is a larger than average enclosed garden which is predominantly laid to lawn with flower borders and a variety of shrubs. There is a large patio area off the rear reception rooms enjoying a pleasant and private view. The property will appeal to a wide range of buyers looking for a home offering flexibility.



## Situation

North Petherwin is a popular village which features a well respected Primary School lies amidst rolling North Cornish countryside and features The Willow Tree Café and woodland walk. Approximately 5 miles from the village, is the popular 'Stumble Inn' bar and restaurant. Surrounding villages with traditional amenities include Week St Mary and Whitstone. The market town of Holsworthy and coastal resort of Bude are equi-distant while Launceston "The Gateway to Cornwall" is some 8 miles. Between them they offer an excellent range of professional services, shops and leisure amenities and schools. From Launceston the A30 dual carriageway, links to the Cities of Exeter and Truro.

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## Entrance Hallway

**Kitchen/Breakfast Room**  
11'1" x 9'4" (3.38m x 2.86m)

**Sitting Room**  
16'2" x 11'5" (4.95m x 3.50m)

**Family Room / Bedroom**  
15'2" x 11'5" (4.63m x 3.49m)

**Dining Room / Bedroom**  
9'4" x 8'6" (2.87m x 2.61m)

**Shower Room**  
6'8" x 5'7" (2.05m x 1.71m)

## First Floor Landing

**Bedroom**  
14'8" x 9'7" (4.48m x 2.93m)  
with balcony

**Bedroom**  
18'5" x 7'10" (5.62m x 2.41m)

**Bathroom**  
14'7" x 5'10" (4.45m x 1.79m)

**Workshop**  
18'2" x 8'6" (5.54m x 2.61m)

## Services

Mains Gas, Electricity, Water & Drainage.

Gas Central Heating.

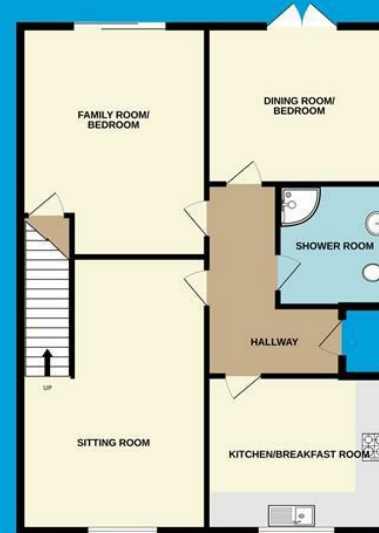
Council Tax Band B.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## First Floor



## 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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