



Tresmeer | Launceston | Cornwall



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Set in a glorious rural location is this 3 bedroom detached property with a generous plot surrounding the house offering peace and seclusion. The property features ample parking at the front alongside 2 garages and gardens that wrap around the front, side and rear. The property features well presented and spacious accommodation which includes an 8 metre living room alongside a family orientated kitchen and dining room.

The property is approached via a private lane with double gates leading into the gravelled driveway with provision for numerous cars and turning space. There is a lawned area at the front and an area planted with numerous plants and shrubbery plus access to both sides of the property. Entrance to the property is into a useful porch with space for shoes and coats with a door into the hallway where there are the stairs to the first floor.

To one side of the hallway is a triple aspect living room with a brick fireplace housing a log burner. Double doors lead into the dining room with french doors to the rear. There is an impressive modern fitted kitchen in light grey and ample space for a dining table. A door leads into the utility room where there is a back door to the garden, a door to the cloakroom and a door into the first of the garages.

On the first floor there are 3 bedrooms with the main bedroom very spacious including two wardrobes and an en-suite with lovely views at the rear. There is a bathroom alongside an additional WC. Both the family bathroom and ensuite have been upgraded in the last 6 months. To the rear of the property there is a generous garden laid to lawn wrapping around the side. There is a second garage attached to the integral garage with an up and over door at the front.



Situation

Tresmeer is a peaceful rural hamlet located approximately 8 miles from the market town of Launceston. There is a Primary School in Egloskerry with a further range of other amenities in Launceston including supermarkets, a range of schools and a thriving town centre. The property also offers good access to the North Cornish coastline with its stunning panorama and lush beaches.

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Porch
4'2" x 4'1" (1.27 x 1.24)

Hall

Living Room
26'3" x 11'8" (8.02m x 3.56m)

Kitchen/Dining Room
23'2" x 14'9" narrowing to 11'1" (7.07m x 4.51m narrowing to 3.38m)

Utility Room
9'2" x 6'0" (2.81m x 1.84m)

W/C
6'0" x 4'0" (1.85m x 1.24m)

First Floor Landing

Bedroom 1
18'7" x 11'9" (5.67m x 3.60m)

Ensuite
11'9" x 5'6" (3.59m x 1.69m)

W/C
4'0" x 3'10" (1.22m x 1.18m)

Bedroom 2
9'9" x 8'0" extends to 10'6" (2.98m x 2.45m extends to 3.21m)

Bedroom 3
13'1" narrowing to 11'3" x 8'0" (3.99m narrowing to 3.44m x 2.45m)

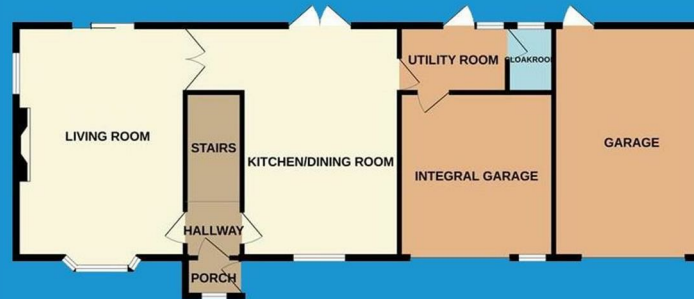
Bathroom
5'9" x 5'11" (1.76m x 1.82m)

Garage 1
15'8" x 13'7" (4.79m x 4.18m)

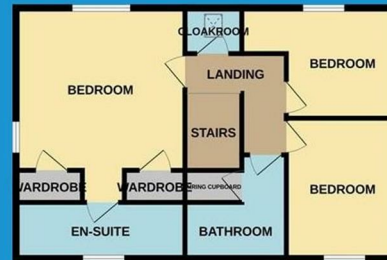
Garage 2
19'0" x 10'5" (5.80m x 3.20m)

Services
Mains electricity & water.
Private drainage.
Oil Fired Central Heating.
Council Tax Band D.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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