Avallen

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Warbstow, Launceston, PL15 8UT

Launceston 11.1 miles - Crackington Haven 7.6 miles - Bude 12.9 miles

A detached four double bedroom, 1 en-suite home, located in a tucked away position on the edge of a rural village, within easy reach of the North Cornish coast.

- No Onward Chain
- Garage and Ample Parking
- Large Master Bedroom Ensuite
- Sociable Kitchen/Dining Room
- Council Tax Band: E
- Rural Views
- Good Sized Gardens
- 3 Further Bedrooms & Bathroom
- 3 Reception Rooms
- Freehold

Guide Price £525,000

SITUATION

Set in a peaceful and desirable location, this well presented modern family home enjoys both seclusion and rural views, backing onto open farmland. The property sits within an attractive setting surrounded by similar quality homes, providing a quiet location yet within easy reach of the A39 and stunning north Cornish coastline, from Bude to Polzeath.

The property sits in the heart of the parish of Warbstow, with its local primary school and thriving community spirit in the picturesque North Cornish countryside. Wainhouse Corner lies some 5 miles away with its Post Office/general stores catering for day to day needs, popular pub and petrol station. The former market town of Camelford is approximately 8 miles away and the coastal resort of Bude, with its wonderful beaches, lies some 13 miles to the North and offers a wide variety of facilities. The former market town of Launceston is some 11 miles distant and offers access to the A30 trunk road which connects the cathedral cities of Truro and Exeter.

DESCRIPTION

This impressive four double bedroom home offers spacious, well-proportioned accommodation finished to a high standard throughout. Built in 2001 of standard construction and complemented by stone and rendered elevations, the property combines modern efficiency with appealing traditional styling. Upvc windows and French doors allow in an abundance of natural light, with the master bedroom being dual aspect with good views over the surrounding countryside, with the benefit of a very sizable ensuite.

The layout is ideal for family living, featuring generous living spaces and a practical flow throughout the home. The property has been internally maintained to a high standard and is ready for immediate occupation.

ACCOMMODATION

From the welcoming entrance hall, doors lead to a superb dual-aspect living room featuring a wood-burning stove, creating a focal point with French doors opening directly to the patio and gardens beyond. The separate dining room offers a formal entertaining space, while the ground floor office provides an ideal area for home working. The sociable kitchen/dining room is fitted with a quality range of matching units and complementary work surfaces, alongside an integrated fridge, freezer and dishwasher. A separate utility room provides additional space for appliances.

Upstairs, the spacious master bedroom enjoys dual aspects and an outstanding ensuite bathroom with a double shower and attractive tiled walls. There are three further double bedrooms and a well-appointed family bathroom featuring a modern freestanding bath and separate shower.

OUTSIDE

The property is approached via a lane from the village road onto a private gated gravel drive, with parking for several vehicles and an attached single garage. There is gated access around both sides of the property leading to the gardens.

The gardens have been thoughtfully landscaped, incorporating generous patio and gravelled seating areas, perfect for outdoor dining. An elevated lawn provides additional enjoyment space, while to the rear, the garden opens to a further lawn area backing onto neighbouring fields, offering attractive rural views and a sense of seclusion.

SERVICES

Mains electricity, water and mains drainage via pumping station shared, maintained with 2 neighbouring properties. Oil fired central heating. Broadband availability: Ultrafast and Standard ADSL available with Full fibre broadband connected. Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Launceston take the A30 towards Bodmin, exiting at Kennards House onto the A395 road signposted North Cornish coast. Follow the A395 and at Hallworthy, turn right passing the cattle market on the road to Warbstow and Canworthy Water. Continue along this road into the village of Warbstow, down the hill and after a short distance take the left hand turning opposite the war memorial. Follow the track along and bear left into another driveway, where the property can be found on the right hand side.

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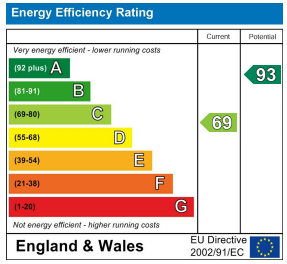
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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