

STAGS

1 Church View

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Lezant, Launceston, Cornwall PL15 9PW

Launceston 4.6 miles - Callington 6.7 miles - Plymouth 21.5 miles

A versatile detached village home with air conditioning, double garage and wrap-around gardens and rural outlooks.

- Peaceful Cornish Village
- 4 Bedrooms
- Ground Floor Bedrooms and Shower Room – Ideal Single-Level Living
- Front and Rear Lawned Gardens & Private Driveway
- Tenure: Freehold
- No Onward Chain
- Open Plan Kitchen/Diner
- Modern Air Conditioning & Ultrafast Broadband Available
- Over 1,700 sq ft of Accommodation plus Double Garage
- Council Tax Band: E

Guide Price £450,000

SITUATION

The property is situated in the heart of peaceful and quintessential Cornish village of Lezant. Set amidst un-spoilt countryside in east Cornwall, Lezant is renowned for its sense of peace and privacy, yet within easy reach of Launceston Town and the A30, roughly 5 miles to the north. The village is surrounded by Cornish farmland, with its historic parish church standing prominently in the centre, and a primary school less than 1 mile away. The Cornish Farm Shop and Kitchen, Tre, Pol & Pen, is located roughly a mile from the property and has access to the local bus service from here. The well respected public house, The Springer Spaniel, is located just over 2 miles away in the village of Treburley. Lezant offers a strong sense of community for those seeking country living, yet remains conveniently placed for access to the A388 and the wider region.

DESCRIPTION

An extremely versatile property offering well proportioned accommodation and the option of ground floor living, ideally suiting both couples and families. Positioned as one of three individually designed properties and understood to have been constructed in 1990s, the property occupies a generous plot with rural outlooks, in the heart of a peaceful Cornish Village. The property is offered for sale with no onward chain and is move-in ready with the opportunity to add your own touch.







ACCOMMODATION

The accommodation is presented in good order throughout, with modern conveniences including oil fired central heating, uPVC double glazed windows and air conditioning in various rooms. There is a covered entrance porch into a hallway, with a ground floor cloakroom and WC, and a separate understairs storage cupboard. The open plan kitchen/diner has patio doors to the rear garden, various base and wall mounted units along with display cabinets, a breakfast bar with space for seating and ample space for dining table and chairs. Windows overlook the front gardens and the field in the distance, facing East to enjoy the sunrise. There is undercounter space and plumbing for various white goods in both the kitchen and adjoining utility room. The sitting room has a feature stone wall and built in log burner and doors to the garden. There is a separate snug/home office on the ground floor, with 2 additional bedrooms and a family shower room.

Stairs from the hallway rise to the first floor, offering 2 spacious double bedrooms both with built in storage. The principal bedroom has a fully fitted en-suite bathroom and a triple aspect, whilst bedroom 2 has eaves storage to both sides. Both bedrooms have wooden Velux windows, with bedroom 2 enjoying a view towards St Briochus Church.

OUTSIDE

The property is approached via a private driveway, faced with a stone walled lawned garden. There is off road parking for 2-3 cars directly in front of the double garage, which is fitted with power, light, water along with 2 up and over doors and a partition inside. The lawned gardens wrap around one side of the property, with various mature shrubs, trees and defined neighboring boundaries with both fence and natural hedging. The rear gardens are mainly laid to lawn with a raised, decked sun terrace and summer house. A paved pathway leads to the bottom of the garden which has been previously used as a productive vegetable patch with space for a garden shed to house tools.

SERVICES

Mains water, electric and drainage. Oil fired central heating, along with air conditioning in various rooms. Solar panels. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

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

DIRECTIONS

From Launceston take the A388 road signposted to Callington and after approximately 3.5 miles, turn right signposted Trebullett, Trekenner and Lezant. Continue along this road into the centre of the village and turn left towards Trekenner, before the Church. After a short distance, the entrance to Church View will be on the right hand side, with the property being the first on the right.

what3words.com: ///airbase.pumps.blur







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.



Approximate Gross Internal Area 1737 sq ft - 161 sq m
(Excluding Garage)
Ground Floor Area 1185 sq ft – 110 sq m
First Floor Area 552 sq ft – 51 sq m
Garage Area 331 sq ft – 31 sq m

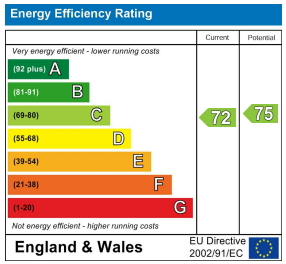


For Identification only – Not to scale

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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