

Trelawney

Lezant | Launceston

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Guide Price £325,000







A great opportunity to purchase a spacious 3 bedroom detached house set in a peaceful village setting featuring lovely views over fields at the front and rear. The property has a driveway with parking for 2/3 cars, garage and a pleasant enclosed garden at the rear with great views.

The property has accommodation comprising a porch, hallway leading into the generous living room which has a picture window at the rear, overlooking the garden with views to the fields beyond. To one side of this reception room is a open fireplace. Overlooking the driveway with a view towards nearby fields is the kitchen/dining room at the front. Finally on the ground floor is a separate WC and under stairs cupboard.

On the first floor there are the 3 bedrooms alongside the bathroom. The main bedroom is a generous size with space for free standing furniture and has a fantastic elevated view over the garden and fields. Bedrooms 2 and 3 are front aspect each with a pleasant view towards nearby open countryside.

In front of the property there is parking on the driveway which adjoins the single garage with an additional parking space at the front. There is side access to both sides of the property with pathways around to the rear. The rear garden is gently sloping and laid to lawn, with an area at the bottom sectioned off with a greenhouse and a summerhouse which enjoy a pleasant outlook.







Situation

The property is set on the outskirts of Lezant which is a pretty East Cornwall village which lies roughly 5 miles away from the market town of Launceston. Local amenities include Tre Pol Pen a popular Farm Shop and licenced restaurant, The Springer Spaniel public house in Treburley and a local primary school in the neighbouring village of Trekenner. The village offers good access to the A388 which leads to the City of Plymouth and also the A30 which links to the West of Cornwall and into Devon. Nearby 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 postal code for the property is PL15 9PP. Follow the signposted signs to Lezant and as you enter the village, the property can be seen as one of the first on your right hand side.

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Entrance Porch

Living Room
15'1" x 10'0" (4.60m x 3.06m)

W/C
5'9" x 2'11" (1.76m x 0.90m)

Kitchen/Dining Room
18'10" x 7'11" max (5.76m x 2.42m max)

First Floor Landing

Bedroom 1
16'3" x 10'0" (4.96m x 3.06m)

Bedroom 2
8'9" x 8'5" (2.68m x 2.59m)

Bedroom 3
8'5" x 7'1" (2.59m x 2.17m)

Bathroom
5'10" x 5'5" (1.78m x 1.67m)

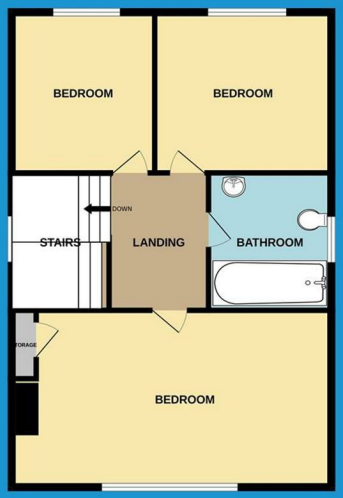
Garage
15'10" x 8'0" (4.84m x 2.45m)

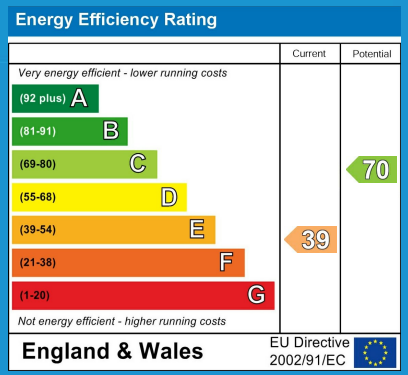
Services
Mains electricity, water and drainage.
Oil Fired Central Heating.
Council Tax Band C.

Ground Floor



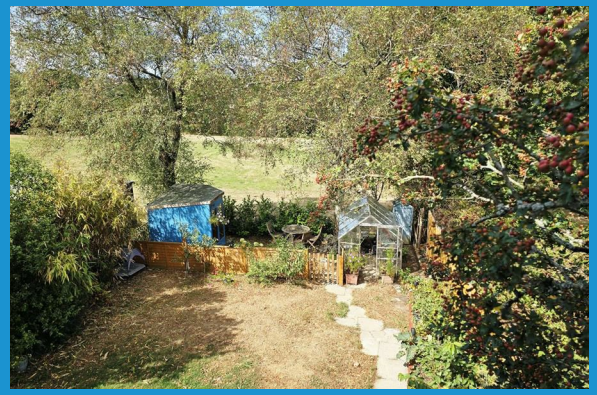
First Floor











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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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