

STAGS

Gwel an Koos

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Tavistock Road, Launceston, PL15 9HD

Town Centre 0.9 mile - Plymouth 24.9 miles - Exeter 42.8 miles

A 3 bedroom detached home offering flexible accommodation, generous gardens and far reaching views towards Dartmoor

- Detached Home
- Self-Contained Annexe
- Garden Studio & Vegetable Garden
- Garage / Workshop
- Tenure: Freehold
- 3 Double Bedrooms
- Glazed Balcony with Far Reaching Views
- Walking Distance of Local Amenities
- Generous Enclosed Rear Garden
- Council Tax Band: D

Guide Price £475,000

SITUATION

Gwel an Koos occupies a tucked away position off Tavistock Road on the outskirts of Launceston, enjoying a peaceful setting whilst remaining within easy reach of the town and its extensive range of amenities. The location is perfect for those looking to commute to Truro, Exeter or Plymouth being within easy reach of the A30. Launceston offers a wide range of shopping, educational and recreational facilities within the town, outskirts and nearby villages which has a wide range of eateries and leisure facilities.

DESCRIPTION

An individual detached home offering well proportioned and versatile accommodation arranged over two floors. The property is particularly suited to those looking for flexible living arrangements, with the lower ground floor providing potential for a self-contained annexe or independent accommodation for a family member.







ACCOMMODATION

The property is approached through a large entrance porch and into a particularly spacious hallway. The sitting room is positioned to the rear of the property and benefits from bi-folding doors opening onto the glazed balcony. The balcony provides an excellent outdoor seating area and enjoys superb far reaching views across the surrounding countryside towards Dartmoor. A multi fuel wood burning stove provides an attractive focal point. The kitchen and dining room is generously proportioned and overlooks the rear garden and adjoining countryside. There is a range of fitted eye and base level units together with ample space for a family dining table. A useful utility room adjoins the kitchen and provides additional storage and practical space, together with a separate WC.

Two double bedrooms are positioned to the front of the property, both benefiting from built in floor to ceiling wardrobes. The principal shower room has been comprehensively refitted and offers a contemporary finish, including a large double shower enclosure, w/c, hand wash basin with storage and heated towel rail.

ANNEXE

The lower ground floor provides particularly useful additional accommodation and could potentially be utilised as a self contained annexe. Access is available from both the utility room and the garden. The accommodation includes a generous open plan living room and kitchen which includes a range of base units and a sink. The living area enjoys a pleasant outlook over the garden and has direct access outside. A separate double bedroom is positioned off the living area and also benefits from doors opening directly onto the garden. A bathroom completes the accommodation with bath and shower overhead, wash hand basin and w/c. This area provides considerable flexibility and could be suitable for dependent relatives, older children, guests or those requiring an element of independent living.

OUTSIDE

The property is approached via a shared lane leading through wooden gates onto a private tarmac driveway, providing ample off road parking for several vehicles. A detached garage is positioned to one side of the driveway and is currently utilised as a workshop. A ramp leads down towards the front porch and adjoining seating area.

The rear garden is a particular feature of the property, being generous in size and adjoining open countryside to the side and rear. The garden is predominantly laid to lawn and is enclosed by mature trees, shrubs and planting, raised vegetable beds and provides a good degree of privacy. Within the garden is a detached garden studio, offering useful additional space for those looking for a home office, hobby room or garden retreat. The glazed balcony provides an elevated position from which to enjoy the far reaching countryside views and is an excellent spot for outdoor entertaining or simply relaxing and enjoying the setting.

SERVICES & AGENTS NOTE

Mains water and electricity. Private drainage via a septic tank. Oil fired central heating, wood burning stove. Broadband availability: Superfast and Standard. Mobile signal coverage: Voice and Data Limited availability (Information via Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

Agents Note: The neighbouring property has a right of access over the front driveway for the purpose of emptying the septic tank located there. This right is limited to access for emptying the septic tank only.

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.







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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