

5 Kittows View

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Hallworthy, Camelford, PL32 9SH

Camelford 5 miles - North Coast 7 miles - Launceston 11 miles

A modern four bedroom semi-detached property with far reaching countryside views.

- Private Rear Garden
- Utility Room
- Ideal Family Home
- Well Presented Throughout
- Tenure: Freehold
- 4 Bedrooms
- Parking For 2 Vehicles
- Close To Local Walks
- Practical Storage
- Council Tax Band: C

Guide Price £274,995

SITUATION

The property is located in the rural yet accessible hamlet of Hallworthy with its popular pub The Wilsey Down, local walks at The Wilsey Woods and garage with convenience store. The ancient town of Camelford is approximately 5 miles away, with a range of local amenities, educational facilities, sports and leisure centre and an 18 hole golf course at Bowood Park. The North Cornish beauty spots of Tintagel, Boscastle and Trebarwith Strand are all within 8 miles from the property. The former market town of Launceston is 11 miles away, with access to the A30 trunk road, linking the Cathedral cities of Exeter and Truro.

DESCRIPTION

A well presented four bedroom semi-detached family home occupying a pleasant position within the popular Kittows View development in Hallworthy. The property offers spacious accommodation and benefits from enclosed gardens, parking for two vehicles and is located in a convenient setting with far reaching countryside views.







ACCOMMODATION

The property is entered via an open arched porch into the welcoming entrance hallway with stairs rising to the first floor accommodation and practical understairs storage. Doors lead to the dual aspect living, dining room with French style double doors leading to the outside patio and garden. The kitchen is fitted with a range of wall and base units offering ample work surface as well as integrated electric fan oven, electric hob, extractor fan and dishwasher as well as space for a fridge freezer. A separate practical utility room also offers a range of units as well as space for a washing machine and tumble dryer with door also leading to the garden patio. The ground floor is completed by a w/c with hand wash basin and storage.

Stairs lead to the first floor which comprises four well proportioned bedrooms, all offering versatile accommodation suitable for family members, guests or those requiring a home office. The family bathroom is fitted with a bath and shower over along with a wash hand basin and w/c.

OUTSIDE

To the rear of the property is an enclosed garden, providing a secure and private outdoor space ideal for families and entertaining. The garden is predominantly laid to lawn with raised flower beds, mature hedge boundary, useful storage shed, and a practical patio offers ample space for outdoor dining.

SERVICES

Mains electricity and water, Shared private drainage via a treatment plant, Air source underfloor heating. Broadband availability: Standard ADSL and Ultrafast. Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

AGENTS NOTE

A small management company is in place for the shared sewage treatment plant. A monthly contribution of £14 per household is payable to cover emptying and the electric supply to the treatment plant.

DIRECTIONS

From Launceston take the A30 towards Bodmin and exit at the Kennards House junction signposted North Cornwall/Wadebridge. Proceed on the A395 passing through Pipers Pool, and continue until you reach the village of Hallworthy. Proceed past the Wilsey Down Public House on the right hand side and take the next right. Follow the road for around 200 metres where you will find the property on your left hand side.

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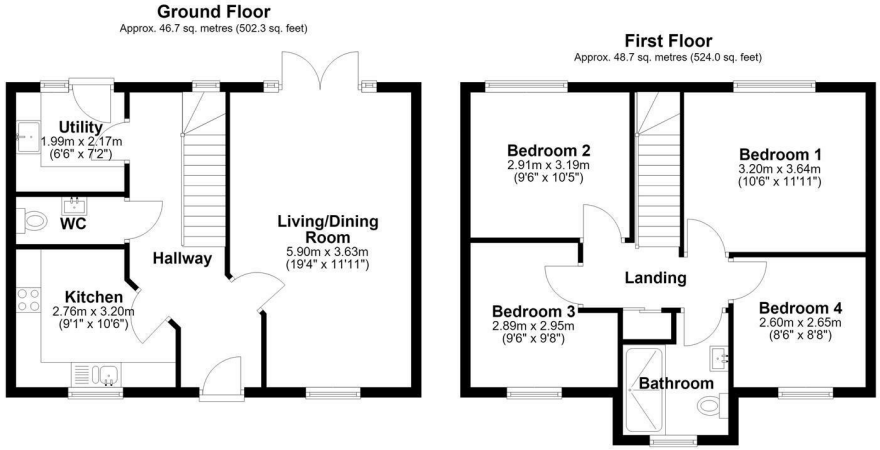






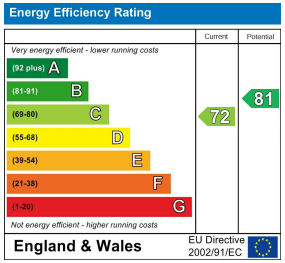
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





Total area: approx. 95.3 sq. metres (1026.3 sq. feet)

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