



Thorn Close
Five Lanes
Launceston
PL15 7QZ
Guide Price £460,000

- 4 DOUBLE BEDROOMS
- STUNNING VIEWS
- NO ONWARD CHAIN
- ENERGY EFFICIENT
- HIGH SPECIFICATION KITCHEN
- 2 BATHROOMS & SEPARATE UTILITY
- GARDEN ROOM & SUN ROOM
- WELL STOCKED GARDENS
- DRIVEWAY & CAR CHARGE POINT



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1377.78 sq ft



4



2



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B84

Property Description

Beautifully refurbished to a stylish and contemporary finish, is this 4 double bedroom bungalow with a west facing balcony terrace off 2 of the bedrooms, to enjoy the stunning west facing views towards Bodmin Moor. A sun room and further garden room overlook the delightful well established gardens. Driveway parking for at least 2/3 cars and an electric vehicle charging point. Having been rewired, new upvc double glazing, oak veneer internal doors, lvt flooring and the installation of air source heating and privately owned solar panels. Must be viewed to be appreciated.

As you enter the property you instantly notice how much time and expense the vendors have spent in creating a home that offers flexibility, great use of space and a distinctive style. In brief, the accommodation comprises; Recessed entrance porch, entrance hall, lounge, stunning kitchen/diner with a Wren fitted high gloss kitchen with copper slate effect worktops and integrated appliances, central island with dining table. Useful utility room and a sun room overlooking the patio extending to front and rear for all day sunshine, 2 double bedrooms onto the composite decked Balcony, one with an en suite shower room, 2 further bedrooms, one with a door into the Garden Room overlooking the lawned gardens. Further shower room. The accommodation has lent itself well to this family with a dependent relative, giving private space for each family member to sleep or relax.

This home is complemented by delightful gardens, which are west facing to the rear. To the front is a well stocked bank with mature shrubs and flowering plants. Patio area to one side, leads to the rear which takes you along a path, through a Ceonothus covered archway, ornamental pond and further composite decked terrace. A lawn with mature trees including Acers and fruits including blueberry bush, together with a useful timber store shed. A further gravelled path takes you to the vegetable garden which is tiered, with a variety of veg and fruit bushes.

In all, this stunning home has a lot to offer and will suit a variety of buyers including keen Gardener's. Please do call us to register your interest and arrange your viewing.

Location

The property lies in the small Hamlet of Five Lanes on the fringes of the picturesque moorland village of Altarnun. It has a well respected Primary School and a Public House called the Kings Head, both of which are within walking distance. Less than half a mile from the property is the picturesque village of Altarnun, which has a post office/general stores and a most impressive Church with tower known as the Cathedral of the Moor. Less than one mile away is the A30 trunk road which links the Cathedral Cities of Truro to the West and Exeter to the East. The market town of Launceston is approximately 8 miles to the east, with a comprehensive range of facilities including a 24-hour supermarket, Lidl, Marks and Spencer food hall, doctors, dentists, veterinary surgeries, fully equipped leisure centre and a 18 hole golf course. Schooling for all ages,

together with numerous sporting and social clubs. The majestic Bodmin Moor is within 2 miles of the property and provides excellent equestrian and other outdoor pursuits including walking and reservoir sailing. The North Cornish coast is within 18 miles.

The Accommodation

(all measurements are approximate and identified on the floorplan)

Recessed Entrance Porch

Front door into;

Entrance Hallway

With access to loft space. Oak Veneer internal doors to all rooms. Tall radiator. Built-in cupboard with slatted shelving. Natural tube light.

Kitchen/Diner

Beautifully fitted with "Infinity Milano" in pencil grey high gloss base units under copper slate effect square edge worksurfaces. Composite sink and mixer tap. Integrated Bosch double oven, tall fridge, AEG dishwasher and washing machine. Central matching island incorporating a 4 ring CDA Induction hob, concealed extractor over, pan drawers below, with a matching adjoining dining table. Recessed wine rack. Tall storage/larder cupboard. 2 Tall Radiators. TV point.

Utility Room

Range of base units with open shelving over. Space and plumbing for white goods including freezers and tumble dryer. Radiator. Solar panel EU controls. Fuse board (which was replaced in October 2020).

Sun Room

Glazed windows overlooking the patio area and views. Door to outside.

From the entrance hall, doors lead to;

Lounge

Bookshelving to one wall with feature chimney breast and inset electric fire. TV and Telephone point. 2 Tall radiators.

Bedroom 1

Patio doors onto rear composite decked balcony enjoying stunning views towards Bodmin Moor. Triple fitted wardrobe. Tall radiator. Door to;

En Suite Shower Room

Recessed walk-in shower with mains fed rainfall and separate shower heads. Vanity wash basin and cupboards below, tiled splashback with mirror. Low level WC.

Bedroom 2

Patio doors onto rear composite decked balcony enjoying stunning views towards Bodmin Moor. Tall radiator. Range of mirrored built-in wardrobes to one wall, with internal tv point. Built-in cupboard housing hot water cylinder and heating control panel.

Bedroom 3

Sliding door leads into the garden room enjoying views over the gardens. Radiator.



Garden Room

Fully glazed with door to garden. TV point.

Bedroom 4

Front aspect. Radiator. TV aerial connection.

Shower Room

Large walk-in shower with mains fed shower over. Inset vanity basin with cupboards below. Low level WC with concealed flush. Heated towel rail.

Outside

Newly installed concrete driveway together with electric car charging point. Stainless steel/cable balustrading, also along the steps down to the front door. The drive provides ample parking for at least 2/3 cars. Raised flower borders and established shrub bank, with path leading to the side patio, ideal for dining al fresco. Steps lead down to the rear patio and as you walk through a Cyenothis covered archway, with ornamental pond, you reach the composite decked terrace, ideal for private sunbathing. A gravelled path then meanders around the garden to the Vegetable Garden with tiered vegetable beds, a variety of fruit bushes and a useful TIMBER STORE/POTTING SHED. There is an expanse of lawn and the whole garden is stocked with an abundance of mature trees, flowering shrubs and plants, including many Acers, Ceonothus, Pieris, Camelia etc. Around the garden you will find 3 large water butts, outside tap, outside lighting and the air source heat pump.

Services

Mains electricity, mains metered water, mains drainage. Feed in Tariff Privately Owned Solar Panels. Air Source Heat Pump providing central heating.

Local Authority

Cornwall Council. Council Tax Band D.

Agents Note

The vendor has provided us with some photos that illustrate the stunning gardens during the summer months.






Ground Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Directions To

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Millerson Estate Agents
 6a High Street
 Launceston
 Cornwall
 PL15 8ER
 E: launceston@millerson.com
 T: 01566 776055
 www.millerson.com

Valuation Request

