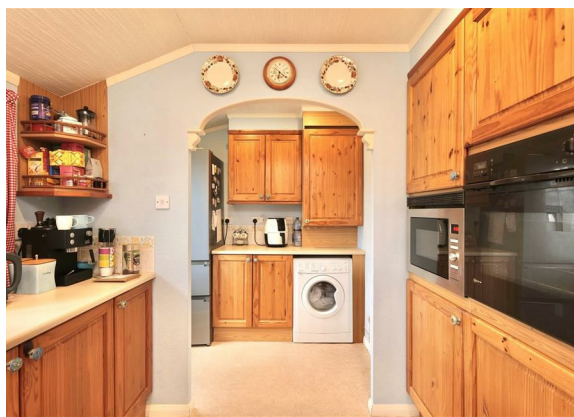




Congdons Shop  
Launceston  
PL15 7PW

Guide Price £185,000

- 3 BEDROOM PARK HOME
- 2 RECEPTION ROOMS
- GARDENS AND GARAGE
- PARKING FOR 3 CARS
- DELIGHTFUL VIEWS TOWARD BODMIN MOOR
- ADJOINING FARMLAND TO THE REAR
- WORKSHOP
- OVER 55's SOUGHT AFTER PARK
- FULLY RESIDENTIAL PARK



Tenure - Leasehold

Council Tax Band - A

Floor Area - 983.49 sq ft



3



1



2



null

#### DESCRIPTION

Having been well looked after by the current vendors, who have also made improvements such as the installation of a new combination gas boiler, new carpets to the lounge and dining room, redecoration and enhancing the garden with a new timber built pergola with seating. The property enjoys delightful views over farmland to the rear, countryside and views of Bodmin Moor. With a level approach from the driveway, the spacious accommodation, which has LPG central heating and upvc double glazing, offers extensive built-in storage in the hallway and bedrooms. Briefly comprising; Entrance hall, dining room, lounge, kitchen and utility room, 3 bedrooms, one being used as a study, the master bedroom boasts a dressing room, a shower room with a separate wc/cloakroom. If required the dressing room could be converted to create an en suite bathroom.

Furniture and white goods are available by negotiation if required. These items include an almost brand new water dispensing fridge/freezer.

#### LOCATION

Trevadlock Hall Park is located just six miles from the bustling country town of Launceston. Nestled amidst stunning scenery, the park offers breathtaking views of Bodmin Moor and the surrounding countryside. Situated in a popular community with extensive views towards Bodmin Moor. Being on the outskirts of the hamlet of Trevadlock, yet only 1 mile from the entrance/exit of the A30, where there is a Garage, Spar Shop and Subway eatery. The nearest village is Lewannick where there is a Post Office, General Store, Public House and Church, all only 1 mile away. Bodmin is only 17 miles, Plymouth is 25 miles and Exeter 50 miles with its Airport. The North/South coasts are about 20 miles equidistant. The nearest town is Launceston some 8 miles away. Boasting a daily bus service, the park is landscaped and well set out, with good space between homes. The park is well maintained by the owners. Pets are accepted on the park and there is currently a Residents Association. The Residents organise various activities such as tenpin bowling during the Autumn/Winter months and attending local craft and clubs such as Art Club and Good Companions at North Hill.

#### THE ACCOMMODATION

(all measurements are approximate)

#### ENTRANCE HALL

Half glazed door to front. L shaped with Coat recess with bench seat and shoe storage below. Built-in airing cupboard with slatted shelving. Radiator. Access to insulated loft space. Doors to all rooms. Door into;

#### DINING ROOM

9'10" x 8'8" (3.01m x 2.66m)

Window to front. Radiator. Door off to kitchen and glazed French doors into;

#### LOUNGE

19'4" x 11'5" (5.90m x 3.49m)

Triple aspect room with feature arch window and double glazed windows to front, rear and side, enjoying delightful views across countryside, the park and Bodmin Moor. Attractive brick fireplace and tiled hearth. Timber mantel housing electric coal effect fire. Two radiators. Attractive beams to ceiling.

#### KITCHEN/BREAKFAST ROOM

9'3" x 9'9" max. (2.82m x 2.98m max.)

Opening into Utility Area Comprising range of eye and base level units under a roll edge work surface incorporating one and a half bowl single drainer sink unit and mixer tap. Window to rear enjoying views over countryside and gardens. Built-in eye level

oven and built-in microwave. Gas hob with extractor hood over. Tiled splashback to walls. Radiator. Archway into;

#### UTILITY ROOM

6'11" x 5'3" (2.12m x 1.61m)

Half glazed door to rear garden. With further range of matching eye and base level units, roll edge work surface. Washing machine included. Space for fridge freezer (Haier water dispensing Fridge Freezer available by separate negotiation. Ideal combination gas fired BOILER.

From the Entrance Hall, doors lead to;

#### BEDROOM 1

12'6" max x 8'11" (3.82m max x 2.74m)

Window to rear enjoying countryside views. Incorporating extensive range of built-in bedroom furniture to two walls with built-in wardrobes, drawers, display shelving and built-in cupboards. A further range of drawers and window seat with storage below. Radiator. Door to;

#### WALK-IN DRESSING ROOM

6'5" x 3'10" (1.98m x 1.17m)

Extensive hanging rail and shelving. Radiator. This room could easily be converted to a Shower Room, if required.

#### BEDROOM 2

9'3" x 9'10" (2.82m x 3.02m)

With window to rear enjoying countryside views. Range of built-in wardrobes and recess dressing table area with chest of drawers below. Radiator.

#### BEDROOM 3/STUDY

9'6" x 6'7" (2.90m x 2.01m)

Currently used as an Office. Bay window to front. Extensive range of desk shelving with drawers, cupboards and display shelving to wall. Radiator.

#### SHOWER ROOM

6'6" x 5'6" (2.0m x 1.68m)

Large walk-in shower with dual head shower and acrylic panel aqua boarding to walls. Large vanity basin with cupboards below. Low level WC. Shaver point. Large chrome towel rail. Opaque window to front. Extractor fan.

#### SEPARATE WC

Opaque window to front. Low level WC. Extractor fan.

#### OUTSIDE

To the front of the property is a driveway and further gravelled area providing parking for at least 3 cars. Path to front door. Drive gives access to;

#### GARAGE

18'11" x 9'5" (5.78m x 2.89m)

With electric up and over door. Personal door to side. Extensive shelving. Light and power connected. To the rear of the garage a further door externally leads to;

#### WORKSHOP/UTILITY

9'6" x 4'8" (2.92m x 1.44m)

Shelving to one wall. Light and power connected.



### OUTSIDE CONT...

A paved pathway leads to the rear of the property where there is an extensive paved courtyard garden with gravelled borders and mature shrubs. Further composite decked area and corner Pergola with seating, creating a nice spot to relax. Twin concealed timber gates to front. Views can be enjoyed from the gardens over adjoining farmland, Bodmin Moor and rural countryside.

### SERVICES

Mains Electricity. Private bore-hole water supply supplying the Park. Private drainage. LPG Gas bulk tank supplying the Park. Superfast fibre Broadband.

### LOCAL AUTHORITY

Cornwall Council. Council Tax Band A.

### TENURE

Leasehold. We understand the property is held on an indefinite lease with a ground/maintenance charge of £161.00 payable monthly. The property is subject to a restrictive covenant limiting ownership to those 55 years of age and over. Please note this property is fully residential and is to be used as a main residence.

### AGENTS NOTE

1. Residents Association is £5.00 per annum. There are various activities and celebrations are enjoyed throughout the year.
2. Furniture and Fridge/Freezer available by negotiation if required.



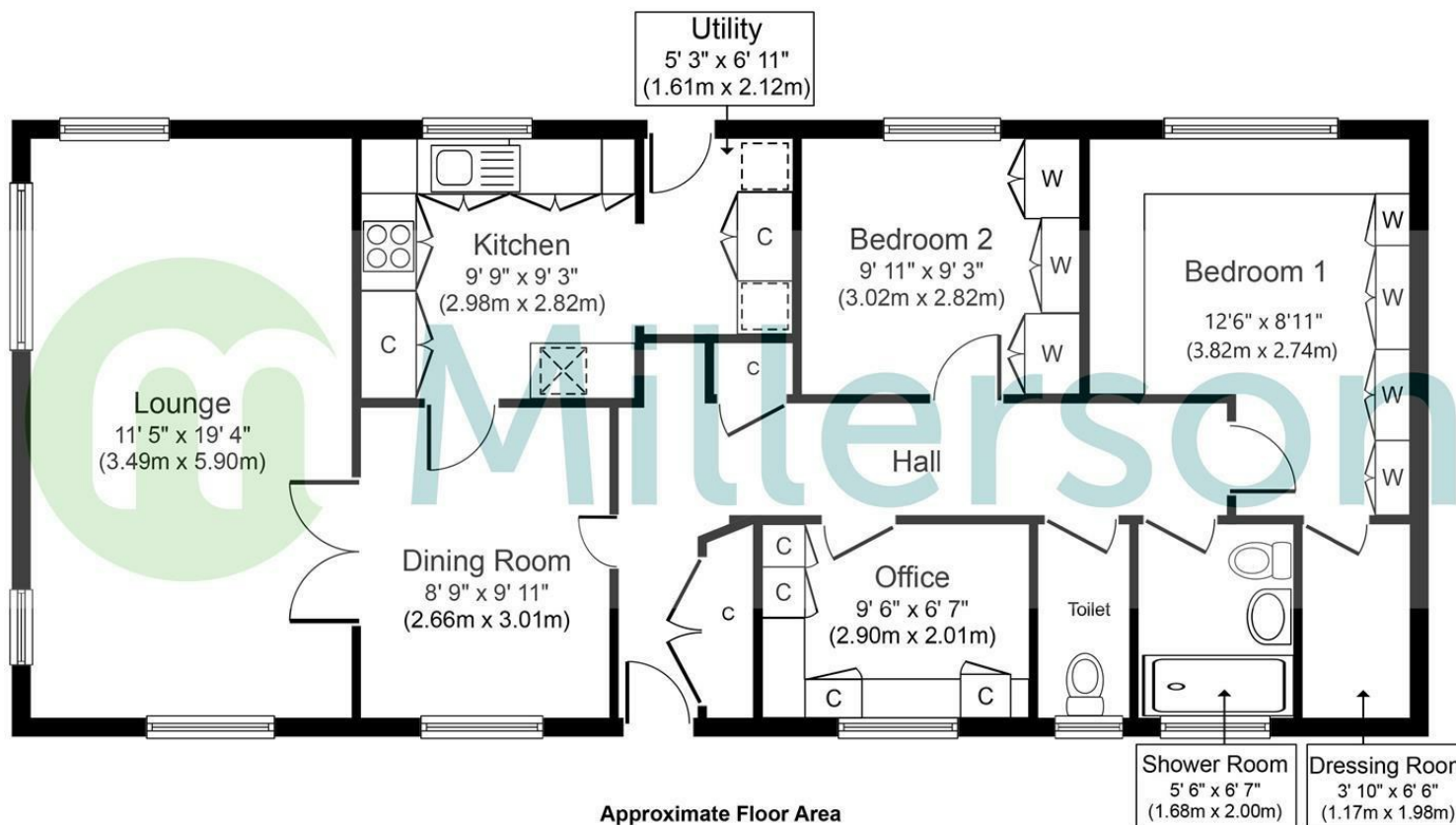
## Directions To Property

From Launceston, take the A30 towards Bodmin. After 6 miles, take the exit signed Callington onto the B3257, just before the Garage/Subway. Proceed for 1/4 mile and turn right towards Trevadlock. Continue for about 1/2 a mile, and you'll find Trevadlock Hall Park on the left. Pass the Green, turn left at the Visitors Car Park, follow the road to the right, and at the top of the park, the property will be on the left.

## Contact Us

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## Valuation Request



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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