



# Stoneleigh

Rezare, Launceston, Cornwall, PL15 9NX

**KIVELLS**



# Stoneleigh

Rezare, Launceston, Cornwall, PL15 9NX

£650,000 Guide Price

Stunning modern detached four bedroom residence

---

Grounds approaching an acre in size (0.8 acres)

---

Established garden and paddock

---

Large double garage with storage above

---

Ample parking and turning space with private enclosed setting

---

Sought after village location convenient access to A30 and Launceston

---

5.4kw solar array and 8.2 kwh battery storage

---

EPC - TO BE CONFIRMED

---



## Situation

Rezare is a hamlet in east Cornwall being a mile east of the village of Treburley which has the renowned Springer Spaniel public house. Being set just off the A388 Launceston to Callington road provides good road access to the A30 at Launceston and the city of Plymouth to the south.

Launceston is some 5.5 miles to the north having easy access to the A30 trunk road linking with the M5 at Exeter. The town offers a full range of social, commercial and shopping facilities with various primary schools and a secondary school.

The Cathedral city of Exeter some 42 miles beyond providing Intercity Rail link, International Airport and M5 motorway link. To the south of the property the A388 provides direct access to the city of Plymouth with Intercity Rail link and Continental Ferry Port.

In all directions from the property there is scenery of outstanding natural beauty. To the north is the stunning North Cornish coast with quaint former fishing villages, National Trust cliff scenery and popular family surfing beaches. To the west are the wide open spaces of Bodmin Moor ideal for walking and riding and to the east is Dartmoor National Park. Running south from the property is the beautiful hidden Tamar Valley steeped in 18th Century mining history and renowned for salmon fishing. This empties into Plymouth Sound on the south coast with all its yachting activities.



This impressive modern detached four-bedroom residence offers a rare combination of contemporary living and generous grounds, set within a sought-after village location with convenient access to the A30 and Launceston. The property provides well-proportioned accommodation, thoughtfully designed to suit family living, with a layout that maximises natural light and practical space. The ground floor features a welcoming entrance hall, spacious lounge with patio doors opening to the rear garden and a well-appointed kitchen with excellent entertaining space, ideal for family living. The utility and addition internal garage provide excellent additional storage. On the first floor, four comfortable double bedrooms are arranged to offer flexibility for family or guest use, complemented by modern bathroom facilities (master en-suite) and quality fittings throughout. The property has a 5.4kw solar array and 8.2kwh battery storage.

The large double garage is equipped with an electric up and over sectional vehicular door (5m width) and inset additional pedestrian door for convenience. Above the garage, a boarded storage area with lighting creates a useful attic-style space, perfect for hobbies or additional storage needs. Ample parking and turning space are provided within a private, enclosed setting, offering both convenience and security for residents and visitors alike. The grounds, approaching 0.8 acres in total, have been thoughtfully landscaped to provide a variety of outdoor spaces for relaxation, recreation and cultivation. To the front, a tarmac driveway provides extensive parking, completely secure with a high stone retaining wall. Vehicular access to the right leads to the garden and paddock, with additional outside electric points and an electric car charging point for modern convenience. A raised stone flower bed and established shrub border add year-round interest. To the left, a close-boarded fence with pedestrian gate leads to a side area featuring an extensive stone-paved patio, steps down to a sheltered allotment with raised beds, gravel pathways, two sheds (8' x 4' and 8' x 6'), further raised flower beds and an established laurel hedge border, all neatly wrapping around the rear of the property. The rear garden is predominantly laid to lawn, with an additional extensive stone-paved patio accessed from both the lounge and kitchen. A pergola provides much-needed shade on the sunny aspect, creating an ideal spot for outdoor dining or relaxation during the summer months. A substantial wood store (6m x 4m) of timber frame construction with box steel roof, LED strip lighting and vehicular doors to the front, offers practical storage for logs and garden tools.



## Accommodation

### Entrance Hallway

Large uPVC double glazed picture window to the front. Open tread staircase to the first floor, central heating radiator, wood effect vinyl flooring throughout, pendant ceiling light and door to:-

### Claukroom

Close coupled W.C. and hand wash basin with cupboard beneath. Recessed spotlight, display niche, feature timber clad wall and continuation of wood effect vinyl flooring.

### Lounge

Large uPVC double glazed picture window to the rear garden and uPVC sliding patio doors leading out to a stone paved patio area. Large feature stone faced slate cut fireplace with quarry tiled hearth and inset log burning stove with log store beside. Recessed spotlighting, pendant ceiling light and continuation of wood effect vinyl flooring.

### Kitchen / Diner

Running the full front to back of the property with large uPVC double glazed picture windows to the front and 3.5m full height sliding patio doors. Continuation of wood effect vinyl flooring throughout, stone effect work surface with inset dual stainless steel sink with Quooker immediate boiling water supply tap above. Integrated appliances include Neff double oven, under counter fridge, freezer and Neff integrated dishwasher. Additional island with cupboards and handles. Recessed spotlighting, excellent entertaining space with pendant lighting over dining area and door through to:-

### Utility

Half glazed uPVC double glazed door leading to the side. Solid Oak work surface with storage under and to the side. Cupboard housing Baxi gas boiler, inset stainless steel bowl sink with mixer tap over and further matching wall and base units. Central heating radiator, continuation of wood effect vinyl flooring and door to:-



#### Garage / Utility

uPVC double glazed window to the side and double opening vehicular doors. Space and plumbing for washing machine and tumble dryer. Loft access, LED strip lighting and built-in storage shelving. Electric consumer units, solar control unit and additional battery.

#### First Floor Landing

Dual aspect with uPVC double glazed windows to the rear and side. A large gallery landing with large storage cupboard having slatted shelving. Pendant ceiling light, air circulation unit, loft access, fully carpeted throughout and doors to:-

#### Bedroom Three

Double room with uPVC double glazed window to the rear aspect. Central heating radiator, fully carpeted, pendant ceiling light and space for bedroom furniture.

#### Bedroom Four

Further double room with uPVC double glazed window to the rear. Central heating radiator, pendant ceiling light, fully fitted carpet and space for bedroom furniture.

#### Family Bathroom

uPVC double glazed window to the rear aspect. Well equipped and fully tiled to half height. Pedestal hand wash basin, roll top claw foot bath, W.C. and large double shower enclosure with mixer shower over. Central heating towel rail and slate effect tiled floor.

#### Bedroom Two

Double bedroom with uPVC double glazed window to the front aspect. Central heating radiator, fully carpeted, pendant ceiling light and space for bedroom furniture.

#### Bedroom One

Double bedroom with uPVC double glazed window to the rear garden. Floor to ceiling fitted wardrobes, central heating radiator, fully carpeted floor and door to:-

#### En-Suite

Close coupled W.C., vanity unit with inset hand wash basin having mixer tap and large double shower with Mira electric shower over. Recessed spotlighting, extractor fan, wood effect feature wall, wood effect vinyl flooring and electric heated towel rail.



## Outside

### Detached Double Garage

Electric up and over sectional vehicular 5m door with additional pedestrian door within. uPVC double glazed window to the side. Power and electric with LED lighting and separate fuse. On the first floor is an additional boarded storage area with lighting creating a useful additional storage attic space.

To the front of the property there is a tarmac driveway with extensive parking and completely secure with high stone retaining wall. Access to garden and field with vehicular access to the right hand side. Additional outside electric points and electric car charging point. Raised stone flower bed and established shrub border.

To the left hand side of the property is a close boarded fence with pedestrian gate leading to the side area having extensive stone paved patio area with steps down to a sheltered allotment with raised beds, gravel pathways, 8' x 4'

shed, additional 8' x 6' potting shed, further raised flower beds, established Laurel hedge border and neatly wrapping around the rear of the property.

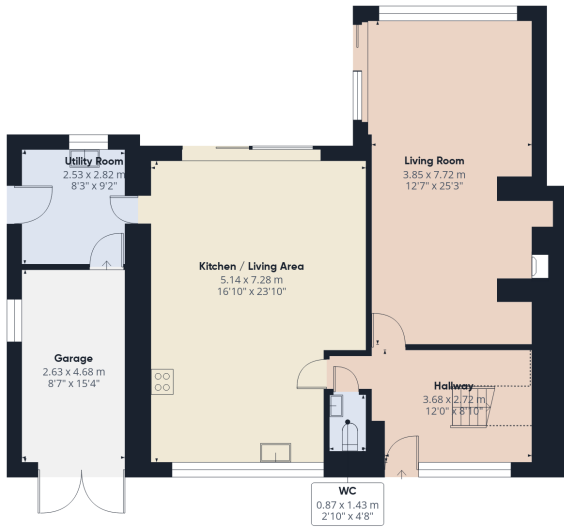
The rear garden is predominantly laid to lawn with further extensive stone paved patio area to the rear of the property accessed from both the patio doors off the lounge and the kitchen. Additional Pergola creating much needed shade during the summer months on this stunning south facing aspect. WOOD STORE 6m x 4m Timber frame construction with box steel roof and cladding, LED strip lighting and vehicular doors to the front.

### PADDOCK

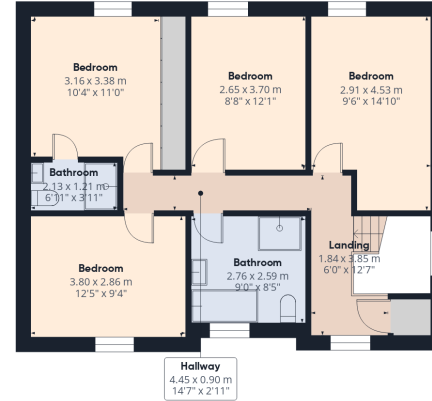
Located to the side of the property which has been predominantly kept in excellent order with large grass areas, excellent fruit tree planting and other native copse species. A bunded fire pit area. The whole property approaches an acre in size.



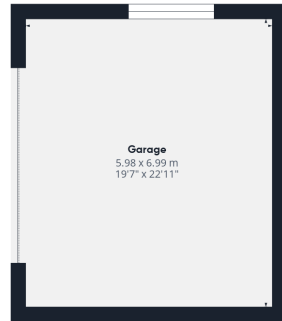
Floor plan



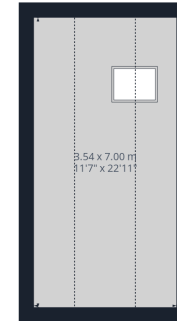
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Floor plan for identification purposes only, not to scale



Approximate total area<sup>(1)</sup>

231.8 m<sup>2</sup>  
2496 ft<sup>2</sup>

Reduced headroom

15.1 m<sup>2</sup>  
163 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





GIRAFFE360



Rezare, Launceston, Cornwall, PL15 9NX

## Services

Mains electricity, water and drainage. Gas central heating. Solar panels.

-  EE Rating - TO BE CONFIRMED
-  Council tax band - E
-  Directions  
What3Words -
-  Virtual Tour - available on request

## Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).

## Easements, wayleaves & rights of way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way,

### Disclaimer

Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.





Kivells Estate Agents, 2 Broad Street, Launceston PL15 8AD

📞 01566 777777

✉️ [launceston@kivells.com](mailto:launceston@kivells.com)

🌐 [kivells.com](http://kivells.com)

Find us on [f](#) [x](#) [@](#) [v](#) [in](#)