



1 Lower Penhole

Coads Green, Launceston, Cornwall, PL15 7LZ



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£425,000 Guide Price

Grade II listed Four bedroom link detached house

Spacious living accommodation with character features throughout

Low maintenance front and rear gardens with gravelled parking area

Fantastic detached barn offering huge potential for a variety of uses

Offered for sale with no onward chain

Quiet rural position with few neighbours

EPC - E



Situation

The popular village of Coads Green has a primary school, village hall, church and playing field. Nearby Twelve Men's Moor provides outstanding open moorland scenery, ideal for walking and riding. Launceston, approximately 7 miles sits astride the A30 dual carriageway spine road through Cornwall and Devon, nestling under the dramatic ruins of a Norman Castle. The town offers a good range of social, commercial and shopping facilities with 24 hour supermarket, primary and secondary schools, leisure centre at Coronation Park, doctor's surgery and veterinary surgeries.

The convenience of the A30 provides ease of access to the city of Exeter, 49 miles to the east providing M5 motorway link, Intercity Rail Link and International Airport. The city of Plymouth is 20 miles to the south providing Continental Ferry Port and Intercity Rail Link.

In all directions from Coads Green there is scenery of outstanding natural beauty. To the north is rugged coastline famed for popular family surfing beaches and picturesque former fishing villages, the open expanses of Bodmin Moor are to the west ideal for walking and riding, Dartmoor National Park is to the east and running southwards to Plymouth Sound with all its yachting facilities on the south coast are the hidden secrets of the Tamar Valley steeped in 18th Century mining history and renowned for Salmon fishing.



Grade II listed Four-bedroom link detached house set in a peaceful rural position with very few neighbouring properties, offered for sale with no onward chain. This charming home offers generous and versatile living accommodation, brimming with character features throughout.

The ground floor comprises an entrance porch, kitchen, dining room, living room, an additional reception room and utility room. Upstairs, the property provides four good-sized bedrooms along with a family bathroom.

Externally, the home enjoys low-maintenance front and rear gardens, a graveled parking area ideal for easy upkeep. There is also the added benefit of a detached barn which offers huge potential for a annex / home office subject to obtaining the necessary planning consents A wonderful opportunity for those seeking space, character, and a tranquil lifestyle in a rural setting.

Accommodation

ENTRANCE PORCH

Tiled flooring. Exposed stone wall.

KITCHEN

Window to the rear elevation. Base units with work surface over and space for dishwasher, inset electric hob with oven below and extractor fan above. Exposed stone wall, slate flooring, large Aga with tiled splashback. Exposed beams and slate flooring. Fuse board and spotlights.

DINING ROOM

Window to the front elevation. Exposed stone fireplace and wall with inglenook oven and woodburner on slate hearth. Exposed painted beams, spotlights, carpet and radiator. Access into stairs to upstairs along with Kitchen / Diner. Door into:-

LIVING ROOM

Window to the front elevation overlooking the garden. Feature cast iron fireplace with slate hearth, wooden mantel and surround. Exposed painted beams, spotlights, radiator and carpet. Door into:-

RECEPTION ROOM

Door leading to small enclosed front garden. Salte flooring, radiator and spotlights.

UTILITY ROOM

Windows to the rear and side elevation. Base unit with work surface and inset stainless steel sink with mixer tap and drainer. Plumbing and space for tumble dryer / washing machine. Tiled splash back, vinyl flooring and radiator.

W.C.

Close coupled W.C. and wall hung sink with separate taps and tiled splash backs. Extractor fan, tiled flooring, round light and exposed beams.

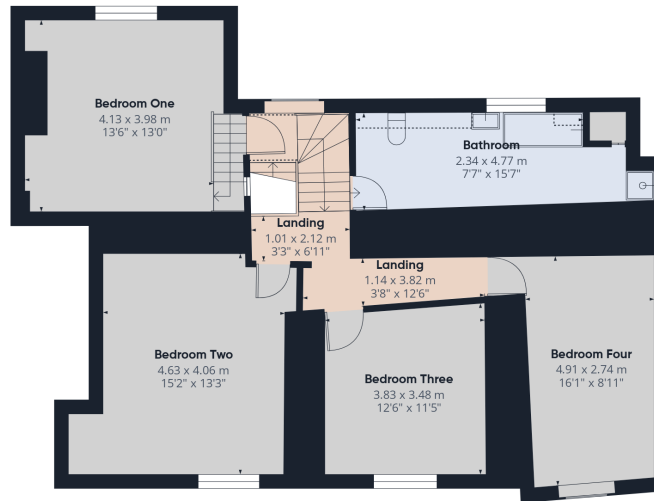




Floor plan



Floor 0



Floor 1



Approximate total area⁽¹⁾

178.8 m²
1924 ft²

Reduced headroom

4.1 m²
44 ft²

(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

From the hallway stairs rise to:-

FIRST FLOOR LANDING

Window to the rear elevation with window seat. Carpet, radiator and pendant light.



BEDROOM ONE

Window to the rear elevation. Exposed beams, loft hatch, pendant light, carpet and radiator. Space for double bed and bedroom furniture.



BEDROOM TWO

Window to the front elevation. Exposed beams, carpet, pendant light and radiator. Space for double bed and furniture.



BEDROOM THREE

Window to the front elevation. Exposed painted beams, built-in storage shelves with drawers below. Radiator, carpet and pendant light. Space for double bed and bedroom furniture.



BEDROOM FOUR

Window to the front elevation. Exposed beams, spotlights, radiator, carpet, space for double bed and bedroom furniture.



BATHROOM

Window to the rear elevation. Suite of panel enclosed bath with mixer tap and shower head attachment, close coupled W.C. and pedestal wash hand basin with separate taps. Door into airing cupboard with shelves and hot water tank. Glass door into walk-in shower with obscure window to the side elevation, tiled floor to ceiling and LVT flooring. Radiator. Half height tiled splash back. Exposed painted beams and round light.

Services

Mains water and electricity. Private drainage via septic tank shared with the neighboring property. Oil fired central heating.

 EE Rating - E

 Council tax band - D

 Directions

What3Words - anish.crumples.televise

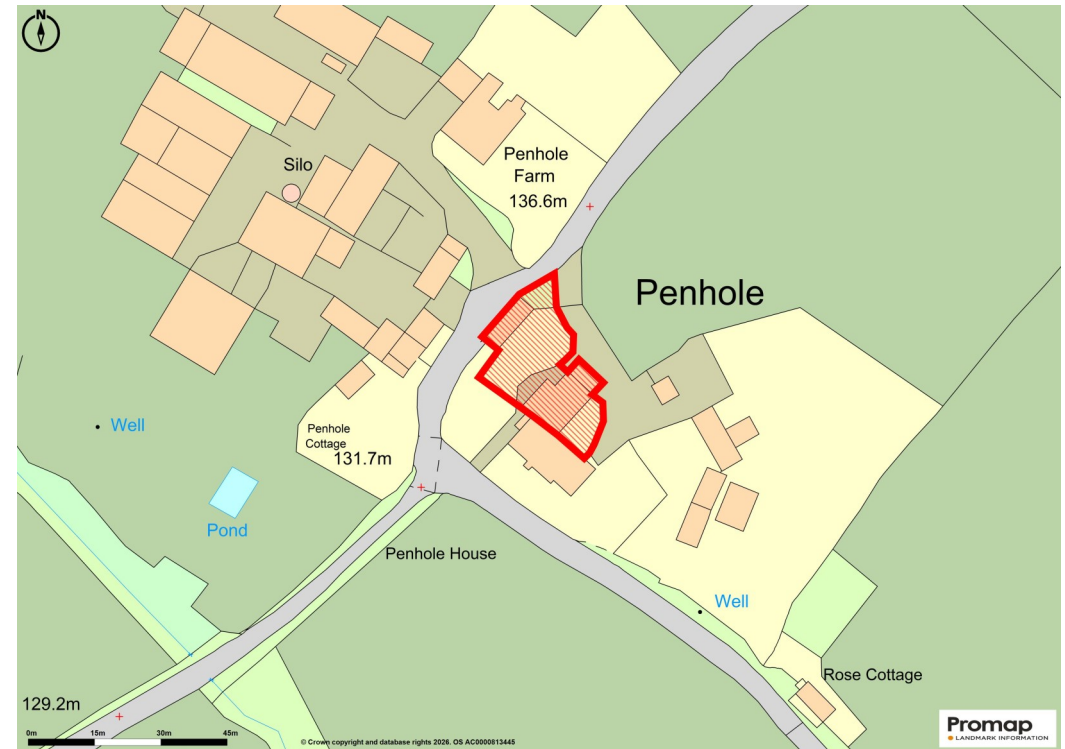
 Virtual Tour - available on request

Viewings strictly by appointment only

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Outside

As you approach the property, there is a graveled area with two wooden gates leading into the parking area providing parking for at least two cars. The garden is laid to lawn for ease of maintenance with patio path leading to the steps to the entrance porch. There is also access into the sizeable detached stone barn offering huge potential. At the front of the property there is a small enclosed walled garden laid to lawn for ease of maintenance. Please note: there is only pedestrian access to get to the front garden through the Property.



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