



POLGLAZE

Altarnun, Launceston, Cornwall, PL15 7RN

£450,000

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An opportunity to purchase a large and highly flexible single storey residence having a private drive and good sized fully enclosed gardens. The property is conveniently located for the A30 and village facilities and is offered for sale with no forward chain.

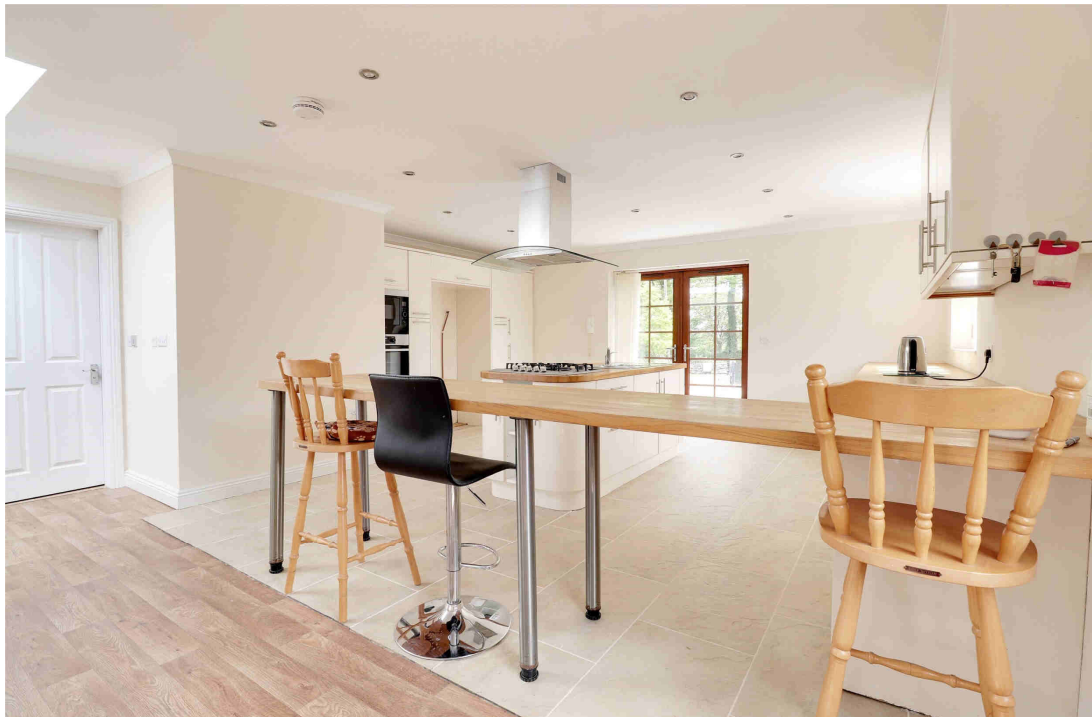


inspired living

This detached residence known as Polglaze was constructed around 15 years ago having been extended at the time of build to provide additional accommodation which is highly flexible.

Internally, rooms include a fitted kitchen/breakfast room which offers a range of matching units and built in appliances including an electric oven, dishwasher, microwave, hob and extractor. The open plan living space is very spacious with part of the lounge providing opportunity to be divided to create a fourth bedroom. All of the bedrooms have en-suite shower/WC facilities and in addition there is a family bathroom/WC. The light and airy spaces include some large roof windows and each room has double doors accessing the gardens.

Warmth is provided by oil fired underfloor heating with an electric override available.



Externally, there are well enclosed gardens at the front and rear which are mainly lawned and provide a blank canvas to be planted as per a buyers preference. A workshop houses the equipment for the private water and heating which makes the home efficient. Polglaze benefits from a private gated driveway.

LOCATION

The property is situated in the village of Altarnun. Amenities in Altarnun include a Public House, County Primary School, Sub Post Office, Village Hall and Parish Church. The ancient town of Launceston regarded as the 'Gateway to Cornwall' lies within 10 miles and Bodmin town is approximately 15 miles away. Both towns offer a range of shopping, commercial, educational and recreational facilities. The tourist locations of Boscastle and Tintagel are approximately 15 miles distant. The Cathedral City of Exeter is approximately 49 miles distance, or about an hour drive and has a more extensive range of shopping and leisure facilities, as well as access to the M5 motorway, mainland rail network to London (Paddington).

KEY FEATURES

Detached spacious bungalow residence.

Presented for sale in excellent order throughout.

Highly flexible light and airy accommodation.

Three large en-suite bedrooms.

Fitted kitchen with integrated appliances.

Open plan living spaces.

Sealed unit double glazed windows.

Oil fired under floor central heating.

Private driveway with gated access.

Large enclosed level gardens.

No forward chain.



SERVICES

Mains electricity. Private water and drainage.

VIEWING

Strictly by appointment with the selling agent.

TAX BAND

D: Cornwall Council.

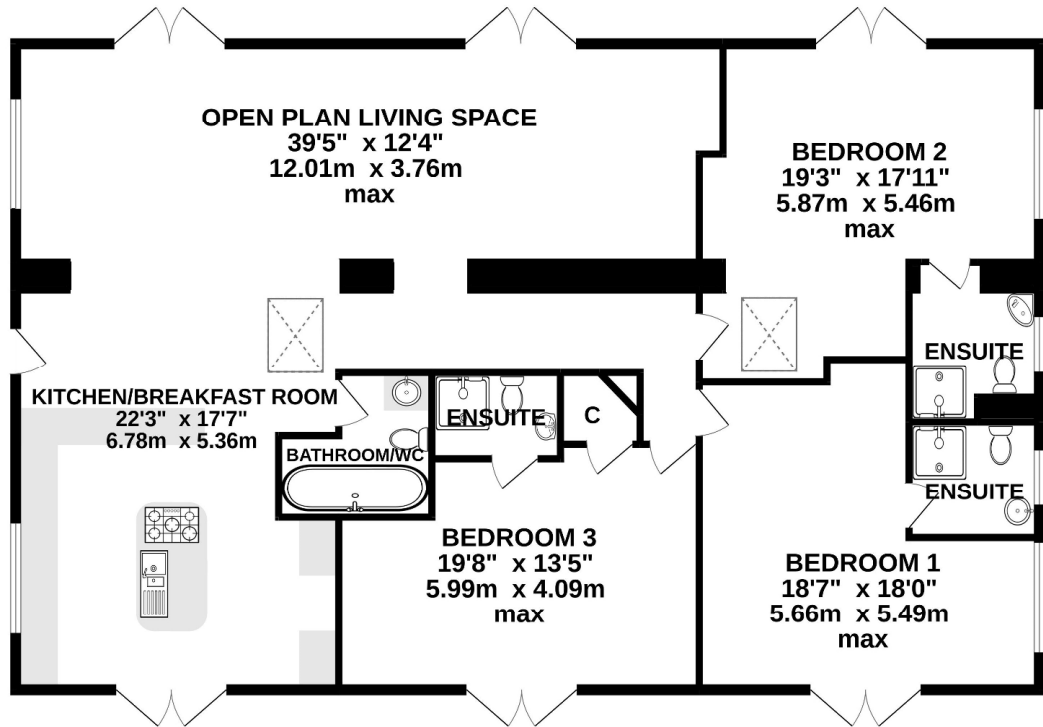
TENURE

Freehold.

DIRECTIONS

From Launceston Town Centre proceed into Western Road heading towards Pennygillam Roundabout. At the roundabout take the first left hand exit towards Bodmin. Proceed west bound along the A30 for approximately seven miles passing the Esso Garage at Plusha. Take the next left hand exit signposted Altarnun, Five Lanes and Trewint and follow the signposts into Five Lanes. Take a left hand turning in the centre of the village and proceed up the hill passing the Kings Head Public House on the right hand side. Continue up the road passing the School on the right hand side. Proceed out of the village where the property will be identified some half a mile further on by a Webbers For Sale Board on the left hand side.





Workshop
7' x 18'8" (2.13m x 5.7m)



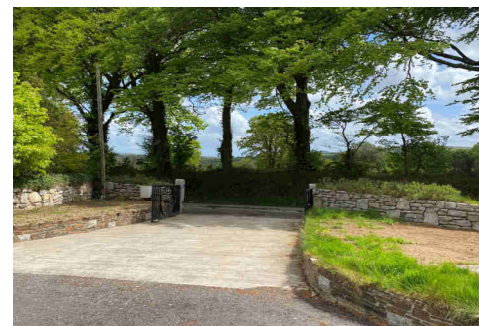
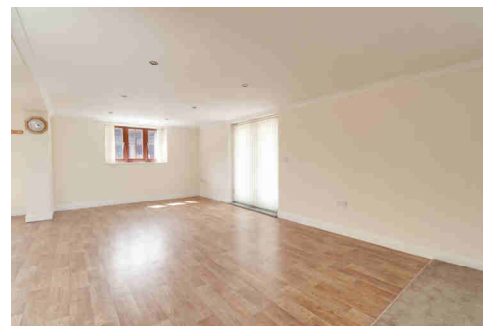
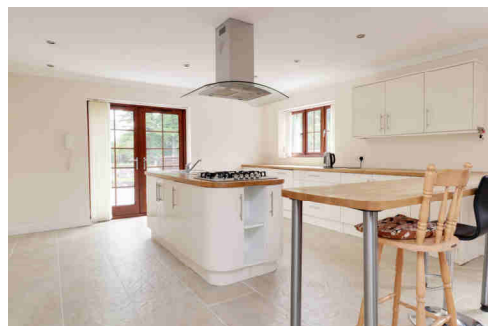
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk

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