



Rudona



Rudona

Pipers Pool, Launceston, Cornwall, PL15 8QR

Kennards House (A30) 2.2 miles - Launceston 5.3 miles - North Cornish Coast/Boscastle 13 miles

A spacious and well proportioned detached bungalow in a semi-rural and accessible hamlet with ample off road parking and an enclosed rear garden

- Expansive Accommodation
- 4/5 Bedrooms
- Lounge/Diner
- Enclosed Rear Lawn
- Tenure: Freehold
- Scope for Refurbishment
- Kitchen/Breakfast Room
- Ample Off Road Parking
- No Onward Chain
- Council Tax Band: E

Guide Price £350,000

SITUATION

The property is located between the rural yet accessible hamlets of Trewen and Pipers Pool, just a short distance from Cornish village of Tregadillett with its well respected public house the Eliot Arms, thriving primary school and excellent village hall. The former market town of Launceston is approximately 5 miles to the East, with a comprehensive shopping, leisure, educational and health facilities. The A30 can be accessed at Kennards House, some 2 miles distance, linking the Cathedral Cities of Truro and Exeter. The North Cornish coast, is approximately 13 miles away and has several sandy beaches with some of the county's finest surfing facilities and walks along the picturesque coastline whilst areas of Bodmin Moor including Rough Tor and Brown Willy offer some of the finest walking and outriding.

DESCRIPTION

A generously proportioned detached bungalow set within a sizeable plot, which would undoubtedly benefit from a programme of light refurbishment offering scope to personalise into a fantastic family home. The property is understood to have been constructed in the mid 1970's of standard concrete block construction with an interlocking tiled roof and uPVC double glazed windows throughout, many of which were upgraded in 2023.



ACCOMMODATION

The accommodation throughout the property is extremely well proportioned, with a large hallway making the property easily accessible. There is integrated storage throughout the hallway including an airing cupboard with hot water tank. The kitchen/breakfast room has a range of fitted wooden units with a freestanding electric cooker, dishwasher and washing machine, along with an integrated microwave. There is a feature wall to one end with exposed brickwork, space for a table and chairs, along with windows and a door to the rear garden. There is a large sitting/dining room, with a brick built fireplace housing a woodburning stove and feature wooden beams.

The bedrooms are of all good proportions, with the principle bedroom being serviced by an en-suite shower room along with built in wardrobes and an additional access from the end of the bungalow, ideal for an independent or dependent relative. Bedroom 2 also has built in wardrobes, whilst all being serviced by the family bathroom with a suite including a corner bath, WC and wash hand basin. Formerly the garage and upgraded with a new flat roof in 2023, there are now 2 additional store rooms to the opposite end of the bungalow with external doors and built in storage, offering scope to create additional accommodation or revert back to a garage if required.

OUTSIDE

The property is approached via a private driveway, flanked by stone walls with flower beds stocked with mature shrubs and colourful acers. There is ample parking for 6-7 vehicles including turning space and would ideally suit those needing to store larger vehicles such as a campervan, motorhome or trailers. There is access to the rear of the property via both sides of the bungalow, to which is mainly laid to lawn with a block paved patio and natural rear hedge boundary. There is a garden shed, greenhouse and various mature trees, with an extra log store at the front.

SERVICES & ADDITIONAL INFORMATION

Mains water, electric and drainage. Electric heating and woodburning stove. Broadband availability: Ultrafast and Standard, Mobile signal: voice and data available (Ofcom). There is planning permission within the vicinity of the property, for further information please visit the Cornwall Council Planning Portal or contact the Stags Launceston Office.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Launceston head west on the A30 towards Bodmin. At Kennards House junction, take the exit for Wadebridge/A395 and follow the A395. After passing Trethorne Leisure Farm on the right hand side, continue for approximately 1.8 miles and shortly after the turning to Egloskerry and the bus shelter on the right hand side, take the left hand turn. Proceed for approximately 70m where the entrance to the property will be on the right, identifiable by a Stags for sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



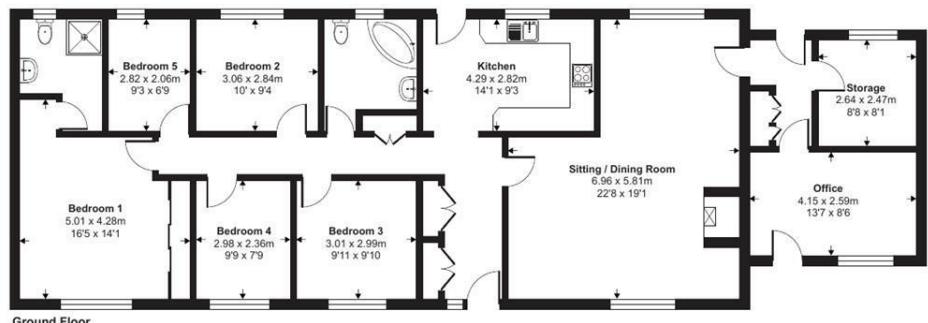
Energy Efficiency Rating	
Very energy efficient - lower running costs (82 plus) A	Current
(81-91) B	Potential
(69-80) C	74
(55-68) D	
(39-54) E	55
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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Approximate Area = 1623 sq ft / 150.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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