



Laskeys Farm House



STAGS

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Trewint, Launceston, Cornwall, PL15 7TG

Altarnun 0.9 miles - Launceston 8 miles - Bodmin 14.3 miles

A spacious and well proportioned house with rural outlooks on the fringes of Bodmin Moor set amongst a large plot of approx. 1/3 of an acre

- Semi-Rural Location
- Accessible to Village Amenities
- Ample Off Road Parking
- Detached Family Home
- Generous Plot (0.3 acre in All)
- Rural Outlooks
- 5 Bedrooms
- Spacious Accommodation
- Tenure: Freehold
- Council Tax Band: D

Guide Price £495,000

SITUATION

The property is well located in the rural Hamlet of Trewint, on the fringes of Bodmin Moor providing easy access to enjoy extensive walks, mountain biking and some of the finest horse riding in the West Country. The popular moorland village of Altarnun is less than mile away with its Post Office/general store located in the village hall catering for day to day needs and a beautiful Church which is known affectionately as 'The Cathedral on the Moor'. At Five Lanes there is a popular village pub and local primary school, along with access to the A30 trunk road. The town of Launceston offers a comprehensive range of shopping, educational and leisure facilities.

DESCRIPTION

A well positioned detached house enjoying rural outlooks in a rural moorland hamlet. Understood to have been constructed in 2001 of block cavity under a tiled roof, the upper levels are tile-hung with a natural stone faced porch providing a comfortable and spacious family home. Situated centrally in its plot the property benefits from wonderful rural views, easy access to local amenities and the A30.



ACCOMODATION

The property throughout offers well proportioned rooms and accommodation, perfect for families looking to settle into village life. The main entrance hallway has a wooden floor and access to an under stairs cupboard. The sitting room is a generous size with a working stone fireplace and doors to a temporary enclosure (which will be removed) and rear garden. The kitchen/diner has a range of wall mounted and base units, built-in electric oven with hob and an oil fired Rayburn with space for a table and chairs, and doors to the rear garden. There is a utility room alongside the kitchen with space and plumbing for white goods and a ground floor cloak room. In addition, there is a further ground floor bedroom/reception room and access to the integral garage. Stairs from the main hall lead to the first floor with access to the principal bedroom with an adjoining office (formerly an en-suite with plumbing in place). There are 4 additional bedrooms which are all serviced by the family bathroom which comprises of a panel enclosed bath, separate shower, low flush WC and wash hand basin.

OUTSIDE

To the front of the property is a large concrete driveway with ample parking space for multiple vehicles. There is access either side of the property to the rear garden which is mainly laid to lawn with an adjoining gravel sun terrace and separate enclosure for pets.

SERVICES

Mains electricity and water. Private drainage via septic tank. Oil fired central heating and hot water via the Rayburn and backup electric immersion. Broadband availability: Ultrafast and Standard, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Viewing strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Launceston head west on the A30 dual carriageway towards Bodmin and take the exit signposted Altarnun. At the roundabout take the fourth exit signposted Five Lanes Trewint Altarnun. At the T junction, turn left towards and continue along this road in to Trewint and as the road bears left, take a right turn where the property is located at the end of the lane.

what3words: ///gaps.tractor.windpipe



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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