



West Langarth Bungalow



STAGS

West Langarth

Threemilestone, Truro, Cornwall, TR4 9AN

A spacious dormer bungalow with generous gardens and grounds of approximately 1.1 acres close to Truro.

- Spacious Dormer Bungalow
- Sitting Room & Dining Room
- Office/Bedroom 5
- Family Bathroom
- Freehold
- Entrance Hallway
- Kitchen, Cloakroom & Utility
- Four bedrooms
- Gardens & Workshops 1.1 acres
- Council Tax Band F

Offers In Excess Of £650,000

SITUATION

West Langarth Bungalow is situated in a semi rural position just west of the village of Threemilestone.

Threemilestone lies approximately 3 miles to the west of the Cathedral City of Truro and offers a wide range of local facilities including shops, a post office, a public house, community hall, doctors and dental surgeries and a retail park. There is also a regular bus service to the city centre.

The ancient port and market town of Truro is situated in a valley at the head of the river bearing its name and is dominated by the splendid three spired cathedral, which stands at its heart. Truro forms the retailing, administrative and cultural centre of Cornwall and this small city offers a comprehensive range of retail and leisure amenities together with the county's leading educational facilities.

Public transport links are excellent with a main line rail connection to London Paddington and regular scheduled flights to both domestic and international destinations from Newquay airport.



DESCRIPTION

West Langarth Bungalow offers spacious family accommodation arranged over two floors and comprises of a spacious triple aspect sitting room, central Cornish Stone fireplace, double doors leading to formal dining room, kitchen with range of base and wall units, integrated fridge, gas hob and eye level electric oven. Utility room with further storage, space for washing machine and tumble dryer, cloakroom with sink and WC. Office and integral garage on the ground floor.

On the first floor landing with window overlooking open countryside, Four bedrooms some with fitted wardrobes and family bathroom.

OUTSIDE

The property sits centrally within its own generous gardens and grounds that extend to approximately 1 acre. The driveway allows parking for several vehicles and there are meadow lawn gardens to the front, rear and side with mature tree and shrub borders, greenhouse and vegetable growing area. There is a small wooded copse to one side of the property and a gated paddock to the other with space for substantial workshop and sheds.

SERVICES

Mains water and electric, private drainage, LPG calor bottled heating.

VIEWINGS

Strictly by appointment by Stags (Truro Office) on 01872 264488.

DIRECTIONS

From Truro take the A390 through Highertown and past the Royal Cornwall Hospital. Proceed straight across the roundabout adjacent to Truro College, go straight over the traffic lights and on to the next roundabout. Take the second exit on the roundabout passing the park and ride on the right hand side. Take the second turning on the right hand side into the lane leading to the workshop units. Drive along the lane at the side of the units, after approximately 50 yards the bungalow will be evident on the right hand side.





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

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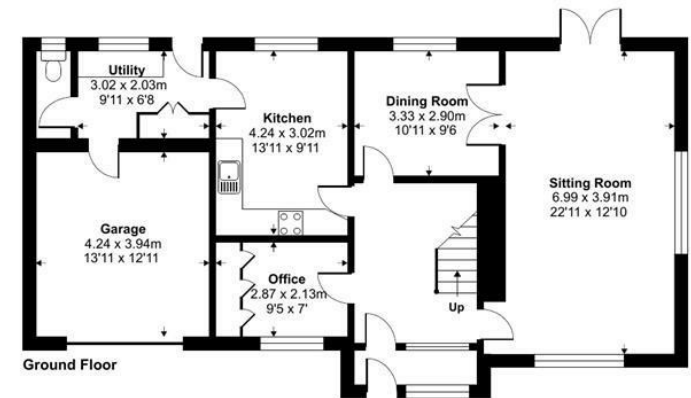
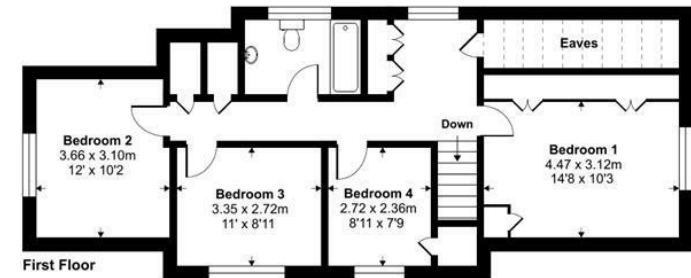
These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 1851 sq ft / 171.9 sq m (includes garage)
 Limited Use Area(s) = 54 sq ft / 5 sq m
 Total = 1905 sq ft / 176.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rícheom 2022. Produced for Stags. REF: 900395.



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