


# Trelydia House

STAGS

# Trelydia House

Lewannick, Launceston, Cornwall, PL15 7QD

Launceston 6 miles - Plymouth 24 miles - North Cornish Coast 16 miles

## A period, detached house positioned at the heart of a thriving Cornish Village

- Detached Family Home
- Four Bedrooms
- Home Office/Studio
- Walking Distance of Amenities
- Tenure: Freehold
- No Onward Chain
- Versatile Layout
- Enclosed Rear Garden
- Detached Single Garage
- Council Tax Band: D

## Guide Price £350,000

### SITUATION

The property is ideally located at the heart of the self-sufficient and thriving Cornish Village of Lewannick, almost directly opposite St Martin's Church and within level walking distance of the villages amenities including the village hall, well respected primary school and popular village pub, The Archer Arms. The A30 trunk road is less than a mile from the property and links to the former market town of Launceston where there is a wider range of shopping facilities. The city port of Plymouth is approximately 24 miles from the property with an excellent range of shopping facilities and services, whilst the rugged coast of North Cornwall is approximately 16 miles away.

### DESCRIPTION

A detached family home in a fantastic village position, understood to have been originally constructed in circa 1850, extended in the 1960's and again in 2010. It is of traditional construction comprising a mixture of stone, block beneath a slate roof. The property is presented in good order having been a cherished family home for over 20 years, with double glazing throughout, oil fired central heating and privately owned solar panels.







## ACCOMMODATION

The property is well presented throughout, showcasing a number of period features including exposed wooden beams and wooden floors, a working fireplace and rustic wooden panelling. Approached via steps into the front entrance hall with slate floors, the property has a generous amount of ground floor accommodation including an under stair storage cupboard. The kitchen/diner has ample space for a table and chairs to one end, with a dual aspect, a fitted kitchen which incorporates a built in electric oven, dishwasher and additional cabinetry in a former fireplace. The sitting room has been recently refurbished with updated carpets and offers a cosy feel with a woodburning stove positioned at one end. The property was successfully extended in 2010 with a sun room, a generous utility with space and plumbing for white goods, a ground floor shower room and WC, and an office/additional guest bedroom. With a separate entrance into the extension, this lends itself to those looking to work from home or possibly require some independent living space. The first floor offers 4 bedrooms in total including a principle double bedroom with built in wardrobes and three additional bedrooms all serviced by a family bathroom. The bathroom has a fully fitted suite including a P-shaped bath with a shower over, sink with vanity unit and WC.

## OUTSIDE

To the rear of the property is a fully enclosed garden with a raised lawn and various mature trees and shrubs. The garden can be accessed via the sunroom or pedestrian gate to the far end of the property and is complete with a well built and insulated outbuilding currently serving as storage, yet offers further potential for additional uses with electric connected. Almost directly opposite the property is a detached single garage which allows for parking and/or additional storage. There are two on road parking spaces directly outside the front of the property regularly used by the owners.

## SERVICES & AGENTS NOTE

Mains electricity, water and drainage. Oil fired central heating and wood burning stove. Broadband availability: Ultrafast and standard ADSL, Mobile signal: voice and data available (Ofcom). Privately owned solar panels. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

We have been made aware of a planning application for an extension at the neighbouring property. For further information, please contact Stags Launceston.

## VIEWINGS

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

## DIRECTIONS

From Launceston, head west on the A30 towards Bodmin and after approximately 5 miles, take the left hand exit signposted Lewannick. Follow the slip road to the T-junction and turn left again and continue into the village of Lewannick. At the junction with the Archer Arms on the left hand side, turn right and follow the road where the property will be found on the right hand side almost opposite the Church.

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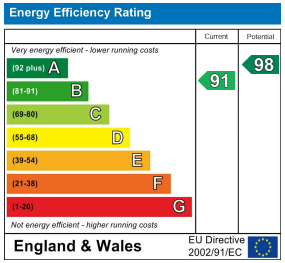
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



**Approximate Gross Internal Area 1475 sq ft - 137 sq m**
**(Excluding Garage & Outbuilding)**
Ground Floor Area 965 sq ft – 90 sq m
First Floor Area 510 sq ft – 47 sq m
Garage Area 149 sq ft – 14 sq m
Outbuilding Area 131 sq ft – 12 sq m




**For Identification only – Not to scale**

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