Bury Close
Warbstow
Launceston
PL15 8UZ

£335,000

- SPACIOUS DETACHED HOUSE
- 2 RECEPTION ROOMS
- NO ONWARD CHAIN
- STUNNING VIEWS TO FRONT
- MASTER WITH EN SUITE SHOWER ROOM
- 2 FURTHER BEDROOMS
- GARAGE AND PARKING FOR 2 CARS
- REAR GARDENS
- SOUGHT AFTER CORNISH VILLAGE

Millerson
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 1302.00 sq ft

3

2

2

C69

Having been built in 2003 and positioned in a quiet cul-de-sac, this detached family home is larger than average. Offered with no onward chain, a motivated seller, this house is worth viewing. The village of Warbstow is a popular and sought after Cornish spot within walking distance of an excellent primary school. Having had a new combination boiler in 2022 and with full double glazing the accommodation briefly comprises; Entrance Hall, Cloakroom, attractively fitted Kitchen/Breakfast Room with door to the garden, generous lounge enjoying superb views to the front across countryside and Dartmoor beyond, dining room with patio doors to the rear gardens. On the first floor a quirky port hole window enjoys the views, with 3 good sized bedrooms, one with en suite shower room, together with a family bathroom. Outside, to the front of the property is a brick paved drive with an allocated parking space for one car and a driveway for a further car, giving access to a single garage. The rear gardens are tiered with lawned areas bordered by mature flowering shrubs and borders. The garden to the side houses the outside boiler and oil storage tank.

LOCATION

Situated in the heart of this popular Cornish village and only a short walk away from amenities which include a County Primary School and Community Centre which runs a pre-school nursery, fitness sessions, badminton etc. At the nearby village of Hallworthy which is three miles away there is a Public House, a filling station and a small shop. The towns of Camelford (9 miles), Bude and Launceston (13 miles) with the latter having a comprehensive range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road giving access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction. Approximately 8 miles is a stunning stretch of the North Cornish coastline featuring popular family surfing beaches such as Crackington Haven, quaint former fishing villages such as Boscastle, sections of superb National Trust cliff scenery and remarkable places of interest such as Tintagel with ancient coastal hill fort. Warbstow is close to the wonderful open spaces of Bodmin Moor ideal for walking and riding. To the south and east the hidden Tamar valley steeped in 18th century mining history and is known for salmon fishing.

THE ACCOMMODATION

(all measurements are approximate)

ENTRANCE HALL

Half glazed front entrance door. Radiator. Deep understairs cupboard. Central heating controls. Telephone point. Door to;

CLOAKROOM

5'4" x 3'10" (1.65m x 1.17m)
Opaque window to rear. Low level wc and vanity wash hand basin. Radiator.

KITCHEN/BREAKFAST ROOM

20'4" x 9'4" max. (6.22m x 2.87m max.)
Double aspect windows and door to rear garden. Fitted with an attractive range of wall and base units under roll edge worksurfaces incorporating a 1.5 bowl sink unit, ceramic hob with extractor over. Built-in eye level double oven. Space and plumbing for washing machine. Wine rack. Tiled splashback to walls. Space for tall fridge freezer. Radiator.

DINING ROOM

14'7" x 9'1" (4.45m x 2.77m)
Sliding patio doors overlooking the gardens to the rear. Radiator.

LOUNGE

14'5" x 13'10" max. (4.40m x 4.22m max.)
Window to front enjoying superb views over countryside and moors beyond. TV and telephone point. Radiator.

Stairs from the entrance hall rise to;

FIRST FLOOR LANDING

Port hole window to front enjoying rural views. Access to loft space. Deep airing cupboard with slatted shelving. Doors to all rooms.

MASTER BEDROOM 1

14'6" x 12'2" (4.42m x 3.73m)
Window to rear overlooking the gardens. Telephone point. Radiator. Door to;

EN SUITE SHOWER ROOM

7'4" x 6'9" max. (2.24m x 2.06m max.)
Opaque window to rear. Recessed large walk in shower with mains fed shower over. Low level wc and pedestal wash hand basin. Extractor fan. Chrome heated towel rail. Light/shaver point.

BEDROOM 2

14'6" x 10'9" (4.42m x 3.30m)
Window to front enjoying stunning views across the village playing field, countryside and moors beyond. Radiator. TV point.

BEDROOM 3

11'1" max x 9'3" max. (3.40m max x 2.84m max.)
Window to rear overlooking the gardens. Deep recess with linen shelf ideal for a desk or wardrobe. Radiator.

BATHROOM

8'10" x 6'3" (2.7m x 1.93m)
Opaque window to front. Modern bath with mains fed shower over. Low level wc and pedestal wash hand basin. Large chrome heated towel rail. Tiling to water sensitive areas. Extractor fan.

OUTSIDE

Flower beds to front. Brick paved driveway parking for one car, with further allocated parking space. The drive gives access to;

SINGLE GARAGE

21'11" x 10'4" (6.7m x 3.15m)
Up and over door. Power and light connected.

A gate leads to the side of the property, small area of lawn with OUTSIDE COMBINATION BOILER and oil storage tank. Space for bins/recycling. Which then leads to the rear lawned gardens, steps up to a further area of lawn, bordered by mature flowering shrubs and borders.

SERVICES

Mains water, mains electricity, mains drainage. Oil central heating via Combination Boiler installed in 2022.

LOCAL AUTHORITY

Cornwall Council. Council Tax Band C.

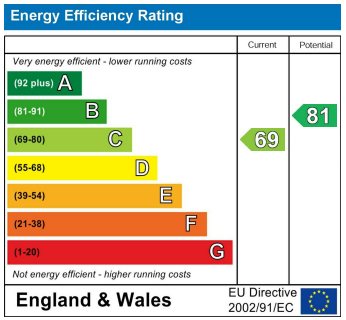
AGENTS NOTE

EPC applied for.

GROUND FLOOR

FIRST FLOOR

For Identification Purposes Only



Directions To Property

From Launceston proceed on the A30 towards Bodmin, taking the second exit at Kennards House and follow onto the A395. Continue through Pipers Pool until reaching Hallworthy. Turn right signed Warbstow, just after the Wilsey Down Public House. Proceed for approximately three miles until reaching the village of Warbstow. The entrance to Bury close is the first turning on the right hand side, bear left and the property will be found to be the second house on the left in this No Through Road.

Contact Us

Millerson Estate Agents
6a High Street
Launceston
Cornwall
PL15 8ER
E: launceston@millerson.com
T: 01566 776055
www.millerson.com

Valuation Request

SCAN ME!

Millerson
millerson.com