



**Coth Meagor, Trebulett,
Launceston, Cornwall, PL15 9QA**

Guide Price £350,000 Freehold





A remarkably spacious, attached, property in the heart of a peaceful yet accessible village

- Lounge/Dining Room
- Kitchen/Breakfast Room
 - Day Room/Study
 - 4 Bedrooms
- En Suite & Family Bathroom
 - Enclosed Garden
 - Off Road Parking
- EPC D & Council Tax D

SITUATION Set in the heart of the village of Trebullett, just over a mile from Trekener primary school and 2 miles from Tre Pol & Pen farm shop.

The former market town of Launceston is 5 miles north with its excellent range of supermarkets, doctors, dentist and veterinary surgeries together with secondary school and leisure centre.

The vital A30 trunk road can be accessed at Launceston which links to the Cathedral City of Exeter with a mainline railway station serving London Paddington, access to the M5 motorway network and an international airport. The city port of Plymouth is 15 miles to the south with deep water marina and regular ferry crossings to northern France and Spain.

DESCRIPTION Coth Meagor (Cornish for White Walls) is an impressive and remarkably spacious attached house extended in the 1980s which will be found in good decorative order throughout with rural views to the front aspect.

The following comfortable accommodation is illustrated on the floorplan and comprises: front entrance porch with window to front and glazed door into the spacious entrance hall with stairs rising to the first floor and door to cloakroom with low flush WC and wash hand basin.

Door into the triple aspect lounge/dining room with feature stone fireplace and wooden lintel over housing a wood burner set on slate hearth, opaque glazed window to the rear.

From the hall, a door leads to the kitchen/breakfast room comprising a range of base and



wall units with laminated work surfaces over and tiled splashbacks, plumbing/appliance space for washing machine, dishwasher and fridge, Cannon range cooker with LPG 6-ring gas hob and extractor unit over. Door into Study/Day room with glazed door opening to the garden.

The first floor landing has a roof window, access to loft space, airing cupboard and doors to all rooms which include the master bedroom with an en suite comprising a low flush WC and walk-in shower cubicle, 3 further bedrooms and an L-shaped family bathroom with walk-in shower, low flush WC and panel enclosed bath.

OUTSIDE Approached from the quiet parish road, there is off road parking for at least two vehicles.

Gates open to the enclosed rear garden which is mainly laid to lawn, dog-proof with well-defined hedge and fence boundaries, a paved patio area, ideal for al fresco dining and timber shed.

SERVICES Mains water, mains electricity and mains drainage. Oil fired central heating. The majority of the property is double glazed. Full EPC document available on request. Council tax band D. Broadband available (FTTP). Mobile phone coverage: Visit Ofcom website. Please note the agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment with the vendor's appointed agents David J Robinson Estate Agents and Auctioneers.

DIRECTIONS The property will be easily identified by the For Sale board.

Sat Nav: PL15 9QA

What3Words: ///craft.suspends.trickle

Approximate Area = 1685 sq ft / 156.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1120503



For more information or to arrange a viewing, please contact us:

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