



**Middle Trossell, North Petherwin,
Launceston, Cornwall PL15 8LX**

Guide Price £360,000 Freehold





A well-presented detached house in a peaceful rural location

- Subject to an Agricultural Occupancy Condition
 - 4 Bedrooms
 - Kitchen
 - Breakfast Room
 - Lounge & Garden Room
 - Detached Garage & Workshop
 - Garden
 - EPC D & Council Tax E

SITUATION Set in a peaceful rural location in the parish of North Petherwin which has a primary school and church.

The town of Launceston is 9 miles distant and offers a range of shopping, social, educational and healthcare facilities.

At Launceston there is access to the A30 trunk road which links the Cathedral Cities of Truro and Exeter.

The coastal resort of Bude is 13 miles and the A39 is 4.7 miles distant at Wainhouse Corner where day-to-day amenities can be found.

DESCRIPTION A modern detached house built by the vendor in the 1980s of block cavity walls on the ground floor and timber frame on the first floor. The property is in good decorative order with double glazing throughout.



The accommodation briefly comprises: glazed door into entrance porch with base-level oil-fired boiler, cloaks hanging space and door into entrance hall with stairs rising to first floor.

Door into cloakroom with low flush WC and pedestal wash hand basin. Lounge with feature stone fireplace housing a multi-fuel burner set on slate hearth, sliding door into garden room with views over garden and skylights.

From entrance hall, door into kitchen with a range of base and wall units, roll-edged laminated work surfaces, inset sink, inset ceramic hob with extractor over, built-in electric oven with pan storage above and below and opening into breakfast room with window to rear aspect.

From the kitchen there is a sliding door into the utility room with space and plumbing for washing machine and tumble dryer. From kitchen, door into



garage with electric opening roller doors and courtesy door to rear garden.

Upstairs there are 4 bedrooms, 3 with views to the rear overlooking the garden and the neighbouring farmer's silage pit beyond, all with fitted wardrobes. Bedroom 4 has views to the front aspect. Family bathroom with spa bath, low flush WC, vanity wash hand basin and airing cupboard.

OUTSIDE To the front is a tarmac driveway leading to the garage. The gardens are laid mainly to lawn with well-defined hedge and fence boundaries.

There is a detached double garage with hobbies room above, accessed via an external staircase.

SERVICES Mains water and mains electricity. Solar panels. Private drainage. Oil fired central heating. Double glazed throughout. Full EPC available on request. For mobile and internet connection please visit Ofcom website.

Please note the agents have not tested or inspected these services.

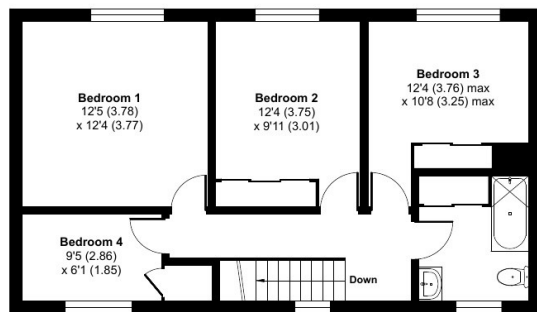
AGENT'S NOTE The property is subject to an Agricultural Occupancy Condition within its original Planning Permission. Copies are available for inspection if required.

VIEWINGS Strictly by prior appointment with the vendors agents DJR Estate Agents and Auctioneers (48 hours' notice is required).

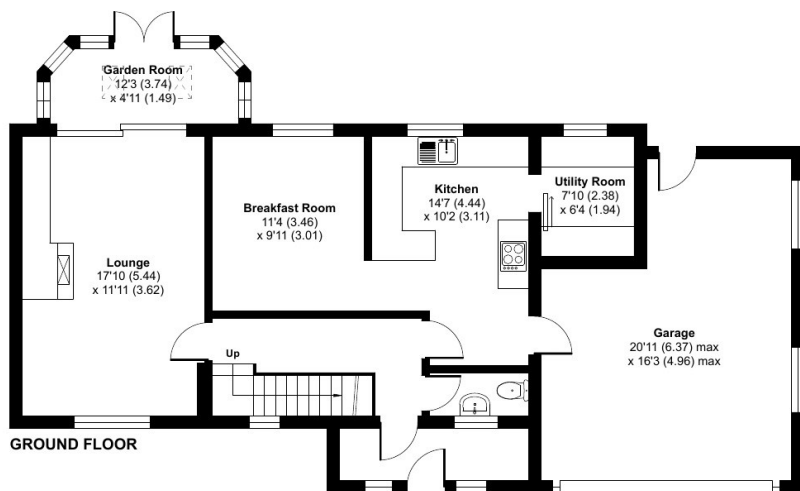
DIRECTIONS

Sat Nav: PL15 8LX

What3Words: ///risen.paddocks.responds



FIRST FLOOR

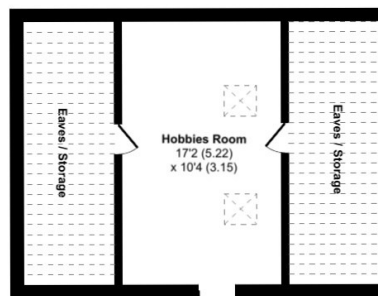


GROUND FLOOR

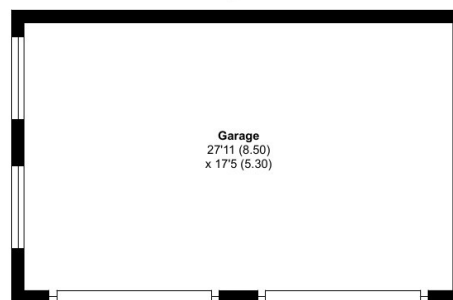


Approximate Area = 1370 sq ft / 127.2 sq m
 Limited Use Area(s) = 220 sq ft / 20.4 sq m
 Garage = 953 sq ft / 88.5 sq m
 Total = 2543 sq ft / 236.1 sq m
 For identification only - Not to scale

Denotes restricted
head height



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd . REF: 1250485

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

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



DAVID J ROBINSON
ESTATE AGENTS & AUCTIONEERS

David J Robinson Estate Agents & Auctioneers Ltd assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure these particulars are accurate, the text, photographs, plans, measurements and distances are for guidance only. The Agents have not tested or inspected any services or facilities. Interested parties must satisfy themselves by inspection or otherwise.