



**Marwood, Higher Bamham,
Launceston, Cornwall, PL15 9LD**

Guide Price £445,000 Freehold





Modern detached bungalow with no immediate neighbours and stunning views to Dartmoor

- No Immediate Neighbours
 - No Onward Chain
 - 3 Bedrooms (1 En Suite)
- Spacious Kitchen/Dining Room with Aga
 - Detached Double Garage
 - Level Lawned & Paved Gardens
 - An Opportunity to Extend Garden
 - EPC D & Council Tax D

SITUATION Located on the western edge of Launceston, less than a mile from the town centre. The town offers a variety of shops and cafes together with supermarkets, medical services (doctors, dentists, and veterinary clinics) and schools. Leisure facilities include sports clubs, gyms, a swimming pool, and a challenging 18-hole golf course.

The A30 can be accessed at Liftondown providing excellent transport links to the Cathedral cities of Truro and Exeter. As well as a connecting train station at Okehampton around 18 miles away. Exeter offers further commuting via the M5 motorway, a mainline railway station with direct services to London Paddington, and an international airport.

The location is ideal for exploring Devon and Cornwall. The North and South Cornish coastlines, together with Bodmin Moor and Dartmoor are within reach.

DESCRIPTION The property is situated halfway up a tarmac driveway and believed to have been built in the early 1980s of traditional block construction beneath an interlocking tiled roof.

The bungalow is presented in good decorative order throughout, offered with no onward chain and is worthy of an early inspection.

The accommodation is clearly illustrated on the floorplan and briefly comprises: level entrance with door into hallway with cloakroom, access to loft space and doors to all rooms. The magnificent kitchen/dining room is triple aspect with views over surrounding farmland to Dartmoor beyond and benefits from Karndean LVT underfloor heating. There is a range of base and wall mounted units with work surfaces over, inset 1½ bowl stainless steel sink, built-in electric oven, integrated dishwasher and integrated fridge/freezer. Central island unit with inset ceramic hob and further storage cupboards,



oil fired Aga (for cooking), dining area, door to side entrance and double doors into the lounge.

Utility/boot room has space and plumbing for washing machine, base level oil fired boiler and door to outside.

The lounge has a feature stone fireplace with stone hearth and pair of picture windows with views over the surrounding countryside and Launceston beyond.

There 3 double bedrooms, 1 with en suite shower room and the other with en suite WC. The bathroom comprises a panel enclosed bath with mixer tap and shower attachment, low flush WC, vanity unit with wash hand basin and separate shower cubicle.

OUTSIDE The property is accessed from the parish road via a privately owned tarmac drive, which leads to an off-road parking area for several vehicles. The detached double garage benefits from electric up-and-over doors, pedestrian access to the courtyard, power and light connected.

To the front of the property is a lawned garden with well-defined hedge and fence boundaries, enjoying magnificent views towards Launceston and Dartmoor. A paved pathway extends around the side of the property to the rear garden.

The attractive, enclosed rear garden can be accessed via pedestrian gates on either side of the property and offers a high degree of privacy. It features a patio area and raised flower beds for ease of maintenance.



AGENT'S NOTE There is the opportunity to purchase some additional land to extend the garden or rent some of the 9 acres of permanent pasture, which adjoin the property.

SERVICES Mains water and mains electricity. Private drainage (septic tank). Double glazing throughout. Oil fired central heating. Council Tax Band D. Full EPC documents available on request. For broadband and mobile coverage: visit Ofcom website. Please note the Agents have not inspected or tested these services.

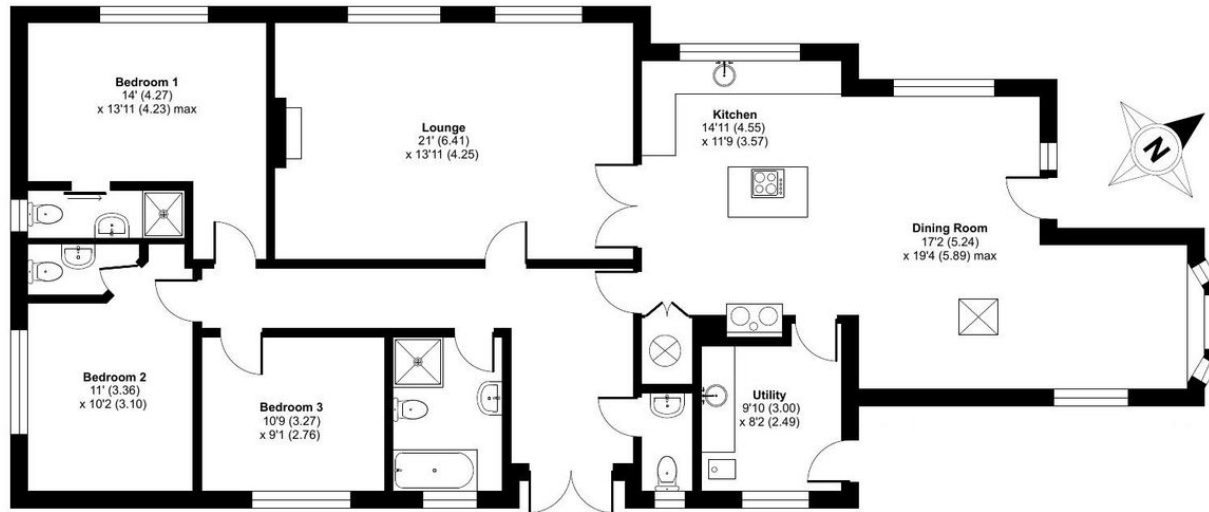
VIEWINGS Strictly by prior appointment with the vendors appointed Agents, DJR Estate Agents and Auctioneers.

DIRECTIONS

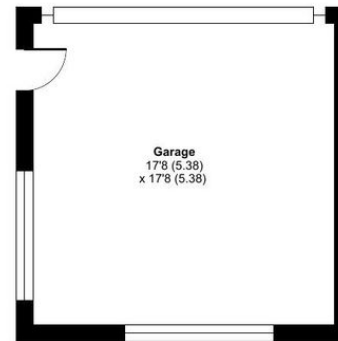
Sat Nav : PL15 9LD

What3Words:/// method.hologram.catapult

Approximate Area = 1550 sq ft / 143.9 sq m
 Garage = 312 sq ft / 28.9 sq m
 Total = 1862 sq ft / 172.8 sq m
 For identification only - Not to scale



GROUND FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1536721



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

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