



Bethow

Bræzzacott | North Petherwin



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Guide Price £395,000



A spacious 3 bedroom detached bungalow situated in a pleasant hamlet location with off-road parking for numerous vehicles, a garden at the rear and a country outlook. The property offers spacious living accommodation which includes a living room with a conservatory at the side, en-suite master bedroom and an open-plan kitchen and dining room.

The property is approached via double gates which lead onto the driveway where there is parking and turning space for numerous vehicles. A front door provides access into the porch which naturally leads into the hallway. On your left hand side is the dual aspect living room, with views at the rear and a wood burner. Leading off here to the side is a conservatory. To the other side of the hallway there is an impressive open-plan family orientated kitchen and dining room which is a great size. A doorway provides access to a utility room where there is also a workshop/store room. A hallway and porch leads down to a shower room with a back door providing external access.

The hallway leads down to a hallway where there is a bathroom and 3 bedrooms, with the main bedroom en-suite with a bath and enclosed WC. There is access to both sides of the property with a lawned garden at the rear alongside a concreted area.

There is planning permission for 2 building plots, either side of the property.



Situation

The hamlet of Brazzacott lies just outside of North Petherwin, which features a well respected Primary School lies amidst rolling North Cornish countryside. Surrounding villages with traditional amenities include Week St Mary, North Petherwin and Whitstone. The market town of Holsworthy and coastal resort of Bude are equi-distant while Launceston "The Gateway to Cornwall" is some 8 miles. Between them they offer an excellent range of professional services, shops and leisure amenities and schools. From Launceston the A30 dual carriageway, links to the Cities of Exeter and Truro.

Directions

The postcode is PL15 8NE. Exit Launceston using the B3254 passing through the villages of Yeolmbridge and Ladycross. After a few miles at Langdon Cross turn left signposted North Petherwin. Follow this road through Navarino and into Petherwin Gate. At the cross roads turn right signposted Weeks St.Mary, Follow this road for several miles and you will enter enter Brazzacott passing the primary school on your left. The property will be seen shortly after on your left hand side.

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Entrance Hallway

Living Room

17'9" x 14'5" max (5.42m x 4.40 max)
4.40m max narrowing to 3.95m

Conservatory

13'1" x 7'3" (4.01m x 2.21m)

Kitchen/Dining Room

31'2" x 12'8" max (9.52m x 3.87m max)
3.87m max narrowing to 1.49m

Utility Room

12'0" x 7'5" (3.67m x 2.27m)

Hobbies Room

10'0" x 7'7" (3.06m x 2.32m)

Store area & rear porch

15'11" x 4'0" (4.86m x 1.22m)

Shower room

7'4" x 4'5" (2.26m x 1.37m)

Bathroom

6'9" x 6'9" (2.06m x 2.06m)

Bedroom 1

12'1" x 11'3" including wardrobe (3.69m x 3.45m including wardrobe)

Bedroom 2

12'0" x 8'2" (3.66m x 2.49m)

Bedroom 3

10'9" x 10'7" plus wardrobe (3.29m x 3.25m plus wardrobe)

En-suite

7'3" max x 4'5" (2.22m max x 1.35m)
2.22m narrowing to 1.59m

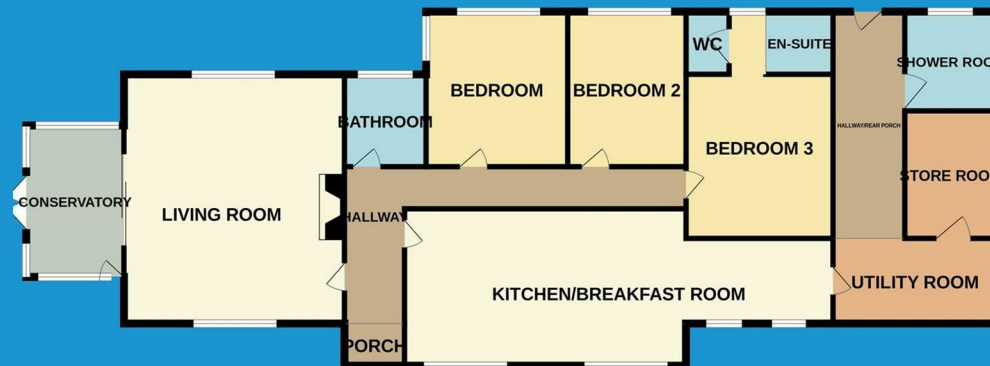
WC

4'4" x 2'10" (1.33m x 0.88m)

Services

Mains Electricity and Water. Private Drainage.
Oil Fired Central Heating.
Council Tax Band D.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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