



TREWEN

O.I.R.O. £575,000

## Superb 3 Bedroom Detached Bungalow

 3 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: D (61)

**MILLER**  
TOWN & COUNTRY





- » Wonderful & Versatile 3-Bedroom Home
- » Paddock & Stables
- » Large Gardens
- » Far Reaching Country Views
- » Quiet Rural Village
- » Easy Access to Launceston & A30
- » Large Garage Workshop

## The Property

We expect the property to appeal to buyers looking between £600,000 and £650,000.



This lovely home sits on the very fringe of an idyllic rural village surrounded by rolling open countryside and is within easy access of the A30 corridor. The bustling town of Launceston with its own historic castle is only a 10 minute drive away. The property has been well maintained by the current owners who have enjoyed raising their family here along with having ponies in the lower paddock, space for chickens and growing their own produce.



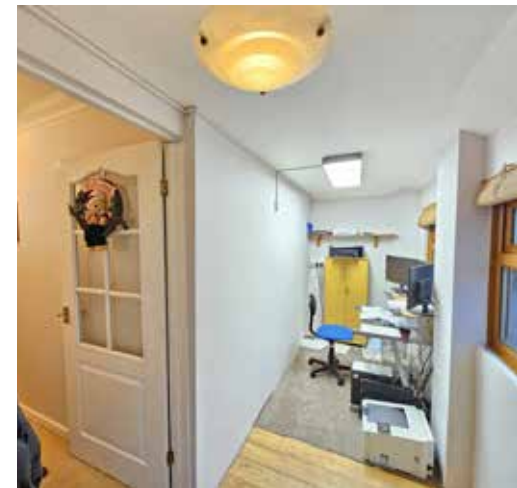
## Location

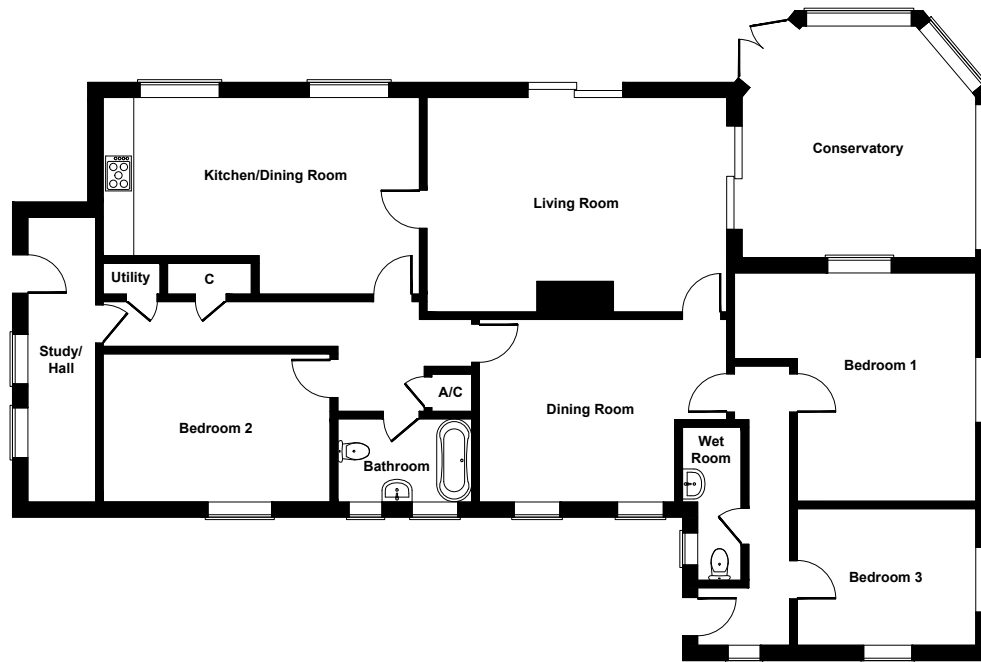
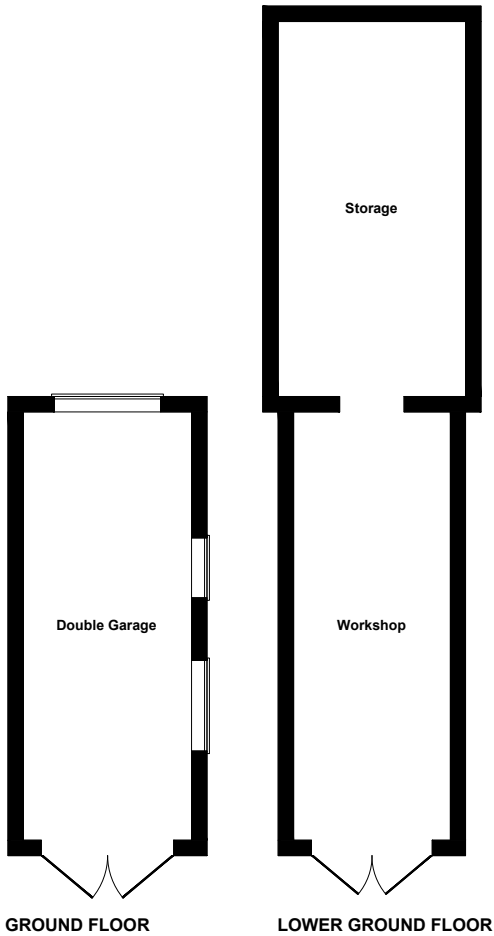
The pretty village of Trewen is a delightful rural retreat. The nearby town of Launceston offers a wide range of retail outlets, supermarkets, leisure facilities and a number of good schools. The cities of Truro, Plymouth and Exeter are all within easy reach by car as is the north coast offering stunning sandy beaches great for surfing and some scenic coastal walks.



## Accommodation

The spacious accommodation comprises of two large reception rooms, a generous conservatory and well-appointed kitchen/breakfast room. The living room and kitchen enjoy a southerly aspect and commanding views over the gardens, paddock and beyond to the surrounding open fields and countryside. There are three double bedrooms and two bathrooms along with a further study/boot room area. All the rooms are light and airy. The dining room could be modified to create a further bedroom in the main residence allowing a passageway to the two further bedrooms and the shower room, which could be separated off to create an annexe if required.





Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

## Accommodation

### Ground Floor

Entrance Hall/Study Area 18'7" x 4'5"

Kitchen 20'1" x 12'10"

Living Room 19'7" x 14'0"

Dining Room 15'8" x 11'11"

Shower Room 3'10" x 10'0"

Bedroom 3 11'5" x 8'11"

Rear Hall

Bedroom 1 15'10" x 14'11"

Bedroom 2 14'10" x 9'8"

Bathroom 8'9" x 5'11"

### Outside

Ground Floor Double Garage 11'0" x 28'0"

Lower Ground Floor Workshop 10'3" x 26'6"

Lower Ground Floor Storage 11'9" x 24'6"

Wood Store 4'5" x 16'11"

**Services:** Mains water and electricity. Private Drainage.

**Council Tax Band:** D

**Tenure:** Freehold

### Agents Note

The freehold acquisition of the property is subject to the purchaser being under legal obligation to adhere to the terms of a leasehold document relating to the PV solar panels.









## Outside

The large drive accommodates numerous vehicles and there is a two-storey garage/workshop with access on the first floor from the front and the rear, offering extended space under both the garage and part of the drive.

To the rear is a generous formal garden with paved patio area, level lawns and a hot tub. This leads down to a good size paddock and stables ideal for a horse or a couple of small ponies.









Miller Town & Country | 01822 617243

2 Drake Road, Tavistock, Devon, PL19 0AU.

tavistock@millertc.co.uk | www.millertc.co.uk



**VIEWING:**

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
they form part of any contract.

