



Bond
Oxborough
Phillips
Changing Lifestyles

Meadow Park
St. Giles-on-the-Heath
Launceston
Devon
PL15 9SQ

Asking Price: £395,000
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Meadow Park, St. Giles-on-the-Heath, Launceston, Devon, PL15 9SQ



- DETACHED 2 BEDROOM BUNGALOW
- JUST UNDER 2 ACRES
- FAR-REACHING COUNTRYSIDE VIEWS
- GENEROUS GARDENS AND PASTURE Paddock
- GREAT POTENTIAL TO MODERNISE AND EXTEND
- IDEAL FOR SMALLHOLDING OR COUNTRY LIVING
- OUTDOOR STORE AND LARGE WORKSHOP



A rare opportunity to acquire a rural retreat with this detached two-bedroom bungalow set in just under 2 acres and enjoying far-reaching countryside views. The property boasts generous gardens, a pasture paddock, and ample parking. With excellent potential to modernise and extend, it is ideal for those seeking a smallholding, equestrian lifestyle, or peaceful country living. Included are a useful outdoor store and a large workshop. EPC rating E. Council Tax Band C.



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Tucked away and approached via a shared private lane, yet conveniently close to the main Holsworthy–Launceston route, this property enjoys a tranquil rural setting near the welcoming village of St Giles on the Heath. The village provides a range of local amenities including a Post Office/General Stores, pub, primary school, village hall, and recreational spaces for all ages. Just 4 miles away, the historic town of Launceston—Cornwall's ancient capital—offers an excellent selection of shops, schools, and services, along with access to the A30 for rapid connections to Okehampton, Exeter, and beyond. Approximately 9 miles to the north lies the bustling market town of Holsworthy, home to a Waitrose supermarket, sports hall, swimming pool, golf course, and library. For coastal pursuits, the popular seaside resort of Bude is around 18 miles away, famed for its sandy beaches and breathtaking Atlantic scenery. This location strikes the perfect balance between peaceful countryside living and convenient access to well-connected towns and lifestyle amenities.

Entrance Porch / Utility - 12'1" x 7'1" (3.68m x 2.16m)

Plumbing for washing machine and space for tumble drier.

Kitchen / Breakfast Room - 14' x 9'6" (4.27m x 2.9m)

Fitted range of base and wall mounted cupboards with work surfaces incorporating stainless steel sink unit with drainer, space for cooker, breakfast bar. Wood burner.

Hallway - Built-in airing cupboard

Living Room - 20'3" x 12'10" (6.17m x 3.9m)

A dual aspect room, wood burner.

Bedroom 1 - 11' x 9'1" (3.35m x 2.77m)

Window to front enjoying far reaching views.

Bedroom 2 - 11' x 9'2" (3.35m x 2.8m)

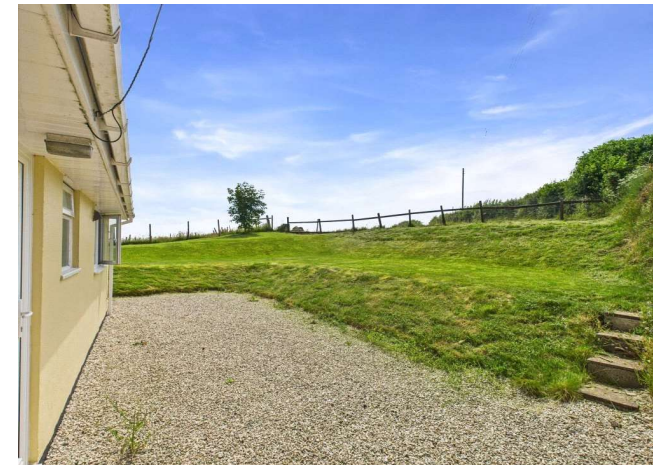
Window to rear overlooking garden.

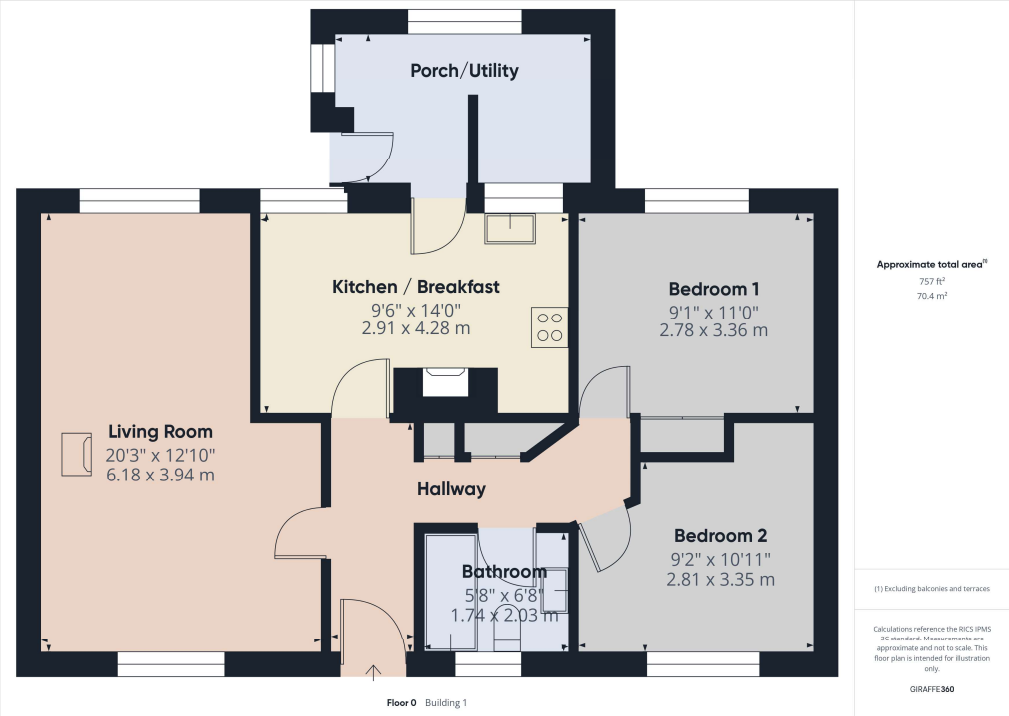
Bathroom - Panelled bath with electric shower unit, low flush WC and wash hand basin.

Outside - The property is approached from the parish road over a shared private lane. Off road parking space and useful store, generous rear and side garden laid to lawn and enjoying far reaching views. Extensive vehicle parking area leading to workshop/store. Gently sloping pasture paddock enjoying spectacular views across open rolling countryside across to Dartmoor.

Store - 15'9" x 10'7" Max (4.8m x 3.23m Max)

Workshop - 31'7" x 18'9" (9.63m x 5.72m)





Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Directions

From Holsworthy proceed on the A388 towards Launceston for just over 8 miles and look out for a turning on the left hand side to East Panson. Turn left along this Parish Road whereupon the entrance lane leading to property will be found within a short distance on the right hand. Proceed up the lane and Meadow Park will be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		