



Bond
Oxborough
Phillips

Changing Lifestyles

Copper Beeches
Warbstow
Launceston
Cornwall
PL15 8UP

Asking Price: £650,000

Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Copper Beeches, Warbstow, Launceston, Cornwall, PL15 8UP



- 3 Bedroom Detached Bungalow
- Approximately 2.6 Acres in total
- 36' Workshop
- Ample Off Road Parking
- 3 Reception Rooms
- Landscaped Gardens
- Integral Garage
- Superb Views
- Quiet Location
- Viewings Highly Recommended
- EPC: D



Changing Lifestyles

01288 355 066
bude@boproperty.com

Enjoying a prime location within the desirable Hamlet of Warbstow, a rare and exciting opportunity to acquire this 3 bedroom, 3 reception, detached bungalow occupying a generous plot of approx. 2.6 acres with landscaped gardens, driveway, garage and workshop. The property offer spacious and versatile accommodation throughout complemented by oil fired central heating and comprises of a kitchen, lounge, dining room, utility room, garden room, 3 bedrooms, family bathroom and separate WC. The outside of the property offers ample parking via a shared driveway, access to attached garage and front/rear gardens with far reaching views. Viewings strictly by appointment with Bond Oxborough Phillips. EPC D. Council Tax Band C.

Entrance Porch - 8'6" x 6'4" (2.6m x 1.93m)
Door to integral garage.

Hall - Doors leading to all rooms. Loft access point.

Kitchen - 11'11" x 12'2" (3.63m x 3.7m)
Comprising a range of base and wall mounted units with work surfaces over incorporating a 1 1/2 stainless steel sink drainer, integrated eye level oven and hob with extractor hood over. Integrated fridge and freezer and dishwasher. Window to rear elevation.

Dining Room - 12' x 19'2" (3.66m x 5.84m)
Ample dining space for all the family, sliding doors to the rear of the room and window to the side elevation.

Living Room - 14'9" x 16'1" (4.5m x 4.9m)
Windows to side elevation and sliding doors into garden room.

Garden Room - 26'6" x 8'6" (8.08m x 2.6m)
Doors to the garden and decking area with views over the garden and paddock.

Utility Room - 11'5" x 10'9" (3.48m x 3.28m)
Base and wall mounted units with work surfaces over. Floor mounted oil fired central heating boiler supplying domestic hot water and heating systems. Window to side elevation and door to garden.

Bedroom 1 - 11'4" x 12'10" (3.45m x 3.9m)
Double bedroom with fitted wardrobes. Window to rear elevation.

Bedroom 2 - 9'8" x 11'2" (2.95m x 3.4m)
Double bedroom with window to the front elevation.

Bedroom 3 - 8'5" x 11'2" (2.57m x 3.4m)
Double bedroom with window to the front elevation.

Bathroom - 7' x 11'2" (2.13m x 3.4m)
Comprising an enclosed panel bath, enclosed shower cubicle, low level WC and inset hand wash basin, towel rail and extractor fan. Frosted window to the front elevation.

Garage - 13' x 21'10" (3.96m x 6.65m)
Up and over door. Power and light connected.

WC - 5'10" x 6'10" (1.78m x 2.08m)
Low level WC and hand wash basin. Window to side elevation.

Workshop Store 1 - 8'8" x 6'2" (2.64m x 1.88m)
Power and light.

Workshop Store 2 - 7'3" x 8'8" (2.2m x 2.64m)
Power and light. Window to side elevation.

Workshop - 16'3" x 36'9" (4.95m x 11.2m)
Windows to side elevation. Up and over door for vehicular access. Power and light.

Outside - The property has a large entrance driveway offering ample parking, leading to two useful garden storage sheds. To the rear are fantastic mature landscaped gardens enjoying complete privacy. The gardens are beautifully presented with well stocked beds, borders and a variety of mature shrubs and trees, with walkways and various seating areas. Directly off the garden room is a decking area and a paved area with steps leading down into the gardens, enjoying views over the paddock and distant countryside. An ornamental garden pond can be found in the garden with a pedestrian footbridge as a feature to the side. The garden also boasts a vegetable garden with raised beds and hardstanding pathways, complete with polytunnel, garden sheds and greenhouse. There is a wooden five bar gate off the lane giving vehicular access to the workshop.

Paddock - The residence benefits from being surrounded by its own land. The land is bordered by mature hedges and a stream bordering to one side. The land enjoys impressive rural views across the valley with sea glimpses. Copper Beeches provides the perfect smallholding set up whilst equally suiting as a comfortable family home.

Services - Mains water and electric. Oil fired central heating. Private drainage by means of septic tank.

Agents Note - The vendors have advised a neighbouring property has a septic tank within the boundary of Copper Beeches. Located at top of paddock.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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 Bude town centre proceed out of town towards Stratton. Just after passing Bude Service Station, take the right hand turning into Kings Hill. Proceed along this road until reaching the A39 and take the right hand turning signposted Camelford. Proceed for approximately 7 miles to Wainhouse Corner. At Wainhouse Corner turn left towards Canworthy Water follow this road for 4 miles and upon reaching Canworthy Water turn right at the T-Junction. Follow this road for 1 mile to the hamlet of Warbstow. Upon entering the centre and just prior to the war memorial turn right into an unmarked track whereupon the property will be found within approximately 100 yards on the right hand side.