



Trewen
Launceston
PL15 8QF

Asking Price £430,000

- Period Home
- Grade II Listed
- Three Double Bedrooms
 - Large Living Room
 - Dining Room
- Kitchen With Pantry
- Scan QR For Material Information



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1464.00 sq ft



Innyside House is a captivating Grade II listed property, steeped in history with parts dating back to the 15th century when it originally served as a priest's house. In 1594, the residence was expanded by the priest Ralph Honey, who added a first floor to the building. A unique feature of the home is the Tudor window, elegantly built into the altar projection during this period.

Upstairs, the great beams tell their own story, with Ralph Honey's initials—'R' and 'H'—still intricately carved at their apex, a testament to the craftsmanship of the time. Honey, who played a significant role in shaping the house, was laid to rest in the churchyard in 1596, leaving behind a legacy both in the property and the local history.

Wooden glazed door into

PORCH:

5'8" x 4'8" (1.74 x 1.44)

Wooden glazed windows, slate floor and wooden glazed door into

DINING ROOM:

17'1" inc stairs x 13'10" (5.21 inc stairs x 4.23)

Wooden window to front with window seat and slate sill. Slated tiled floor. Beamed ceiling. Large fireplace with a cast iron wood burner, cloam oven and beautiful wooden beam above. Exposed stonework. Two radiators. Opening into

KITCHEN:

23'1" x 6'6" (7.05 x 2.00)

Wooden glazed windows to rear with two Velux windows as well as a door to the rear garden. Range of modern blue fronted units under Quartz worktops with upstands. Ceramic 1 1/4 bowl sink unit. Space for electric cooker. Space for fridge/freezer. Slate tiled floor. Two radiators. Larder cupboard, 1.81m average x 1.20m, slate floor and shelving. Steps upto

UTILITY ROOM:

7'11" x 6'8" (2.43 x 2.04)

Wooden window to side. Worcester LPG boiler. Space and

plumbing for a washing machine, space for various appliances. Shelving.

From the dining Room, step up to the

LIVING ROOM:

22'6" x 12'7" (6.86 x 3.86)

Wooden glazed windows to front and rear with feature sills. Stone mullion window to rear with slate sill and window seat below. Stunning feature fireplace with cast iron wood burner with granite surround and slate hearth. Exposed stonework and beamed ceiling. Two radiators.

From the Dining Room, stairs rise to a split landing.

FIRST FLOOR LANDING:

Wooden window to rear. Exposed stonework, part exposed beams. Bookcase. Doors off

BATHROOM:

10'9" x 7'1" max (3.29 x 2.18 max)

L-shaped room. Wooden window to front. P end bath with electric shower over. Pedestal wash hand basin. Low level WC. Chrome ladder radiator. Exposed timbers and stonework.

BEDROOM:

14'7" x 8'4" max (4.45 x 2.56 max)

Wooden glazed window to front. Exposed stonework. Radiator. Door to

EN-SUITE:

Tiled shower cubicle with electric Triton shower. Wall hung basin. Low level WC. Extractor.

BEDROOM:

11'9" to front of fireplace x 11'1" (3.60 to front of fireplace x 3.40)

Two wooden glazed windows to front. Impressive stone fireplace (not in use). exposed A frames. Wash hand basin. Radiator.



BEDROOM:

13'9" x 10'8" (4.21 x 3.26)

Dual aspect with wooden glazed windows to front and side with timber sills. Exposed A frames and stonework. Radiator.

OUTSIDE:

Surrounding this charming, full-of-character Grade II listed period residence are beautifully landscaped gardens that offer a serene and picturesque setting. A well-tended vegetable plot lies at the rear, while the lawns are adorned with an array of vibrant shrubs, blossoming bushes, and flourishing perennials, creating a tapestry of colour throughout the seasons. Within the garden are two timber sheds—one situated at the front and the other at the rear—providing useful storage. An outdoor water tap adds a practical touch to this enchanting outdoor space, perfect for those with a passion for gardening and outdoor living.

Material Information:

Verified Material Information

Asking price: Guide price £430,000



Council Tax Band: D

Council tax annual charge: £2342.54 a year (£195.21 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form



Trewen, Launceston, PL15 8QF

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Central heating

Heating features: None

Broadband: ADSL copper wire

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent

Parking: Allocated, Driveway, and Off Street

Building safety issues: No

Restrictions - Listed Building: class 2

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No





Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: Survey Instructed

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

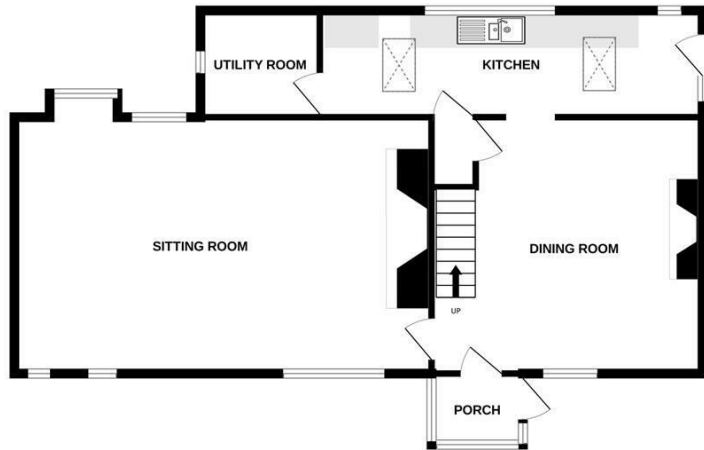




Directions To Property

Sat Nav: PL15 8QF What3Words: //robes.drizzly.eased

GROUND FLOOR
839 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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