



TWO ACRES
O.I.R.O. £695,000

Immaculate Period Cottage with Land and Stables
NEWMILLS NR. LAUNCESTON

MILLER TOWN & COUNTRY
exp UK



Two Acres

- » Immaculate 4 Bedroom Cottage
- » Approx. 8 Acres of Land & Stables
- » Delightful Rural Setting
- » Short Drive to Town Amenities & A30
- » Abundance of Character Features
- » Detached, Spacious Home Office
- » Single Garage + Parking for Cars & Horsebox



The Property

Welcome to Two Acres, a charming and spacious period property set in beautiful countryside just minutes from the historic Cornish capital of Launceston.

With an abundance of character inside, including exposed stonework and beams, and with fantastic equestrian facilities and beautiful gardens outdoors – there is so much to explore!



TA
Two Acres



Accommodation

This warm and welcoming property makes you feel at home as soon as you arrive. The attractive timber-framed storm porch provides plenty of space to shed muddy boots after a country walk, and opens into the generous reception hall with feature tiled floor. The well-proportioned sitting room has a good ceiling height and plenty of space for 2 sizeable sofas or armchairs. The large stone fireplace with adjacent arched nooks gives the room an abundance of character and the wood burning stove ensures things will be cosy on the chillier evenings ahead! A spacious L-shaped timber-framed garden room with vaulted ceiling leads off the sitting room. This south-facing room is a wonderful spot for morning coffee while enjoying the views over the gardens and paddocks to the open countryside beyond.

Beyond the sitting room is a modern and well-appointed kitchen-breakfast room with a good range of storage, granite worktops and a central breakfast bar island with storage under. A utility, cloakroom and WC lead off the kitchen and provide exterior access, and a study/hobbies room set off the entrance hall completes the ground floor.

On the first floor are four generous bedrooms and a modern bathroom with panelled bath and a separate, extended size shower cubicle. The accommodation feels light and airy throughout and takes full advantage of its southerly aspect.





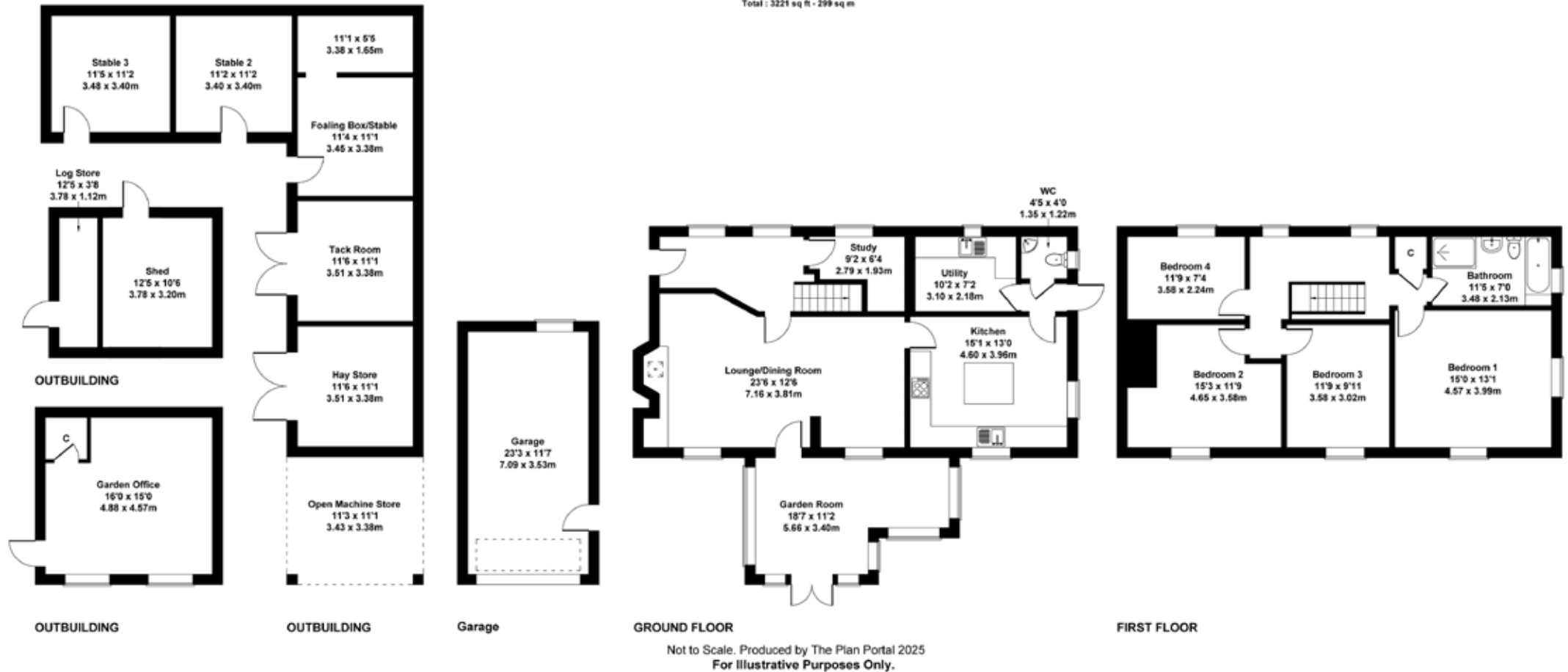


Outside

Set off a quiet country lane, a private drive leads to the side of the house where there is parking for several cars on a generous gravelled area. A climbing rose framed archway leads through to the beautiful front garden which is south facing and has been cleverly designed to create multiple areas to enjoy. A paved terrace offers a lovely spot for al fresco dining and relaxing with friends and family, with a raised stone alcove providing the perfect spot for your barbecue! The level lawn extends from the terrace to a glass balustrade, creating a safe place for children to play or pets to run around. At the side of the property a further paved area gives access to the garage, shed and garden office, as well as the 'secret' courtyard. This delightful space was created from the remains of an old stone barn, which has been thoughtfully transformed into a sheltered, Mediterranean-style courtyard, beyond which is a further substantial area of lawn. A lower driveway provides access from the lane to the stables and yard, with a parking space for a horse lorry or box next to the lane. The stable block includes three stables, a hay store, tack room and open-sided covered machine store. Two small holding paddocks are set below the lower driveway. The house, gardens and paddocks total just under an acre. Across the lane are two further fields totalling approximately 7.2 acres, comprising mainly pasture and a pleasant area of woodland.

Two Acres

Approximate Gross Internal Area
House : 2078 sq ft - 193 sq m
Outbuilding : 1143 sq ft - 106 sq m
Total : 3221 sq ft - 299 sq m



Location

Newmills is situated within a few minutes' drive of the bustling, castled town of Launceston, once the capital of the county. The town has a wide range of retail outlets and multiple supermarkets including Tesco, Lidl and an M&S Food as well as both primary and secondary schooling. The A30 corridor is also only a short drive giving excellent access further west into Cornwall or east into Devon and towards the M5. Sitting between Dartmoor and Bodmin Moor, the property has comparatively easy access to some amazing out-riding and country walks in abundance. The sandy beaches, surfing and sailing of both the north and south coasts can be easily reached, and the three cities of Exeter, Plymouth and Truro are all within an hour's drive.
























Agent's Notes:

Planning permission had previously been granted for demolition of existing outbuildings and addition of a single storey kitchen extension. Permission now expired, potential to be re-sought. Cornwall Council, reference: PA17/07203

Property is located approximately 50m (as crow flies) from Launceston Steam Railway track (narrow gauge, occasional use only).

KEY INFORMATION

 4 Bedrooms	 EPC Rating: E (48)
 1 Bathroom + WC	 Council Tax Band: E
 2 Reception Rooms	 Tenure: Freehold
 Driveway parking for multiple cars + single garage	 Broadband: Ultrafast (FTTP)
 Not Listed	 Variable outdoor coverage
 Heating: Oil	 Not suitable for wheelchair users
 Utilities: Mains electricity and water. Private drainage	
 Restrictions: None known	
 Easements, Wayleaves: None known	
 Public Rights of Way: None	
 Flooding: None known	
 Notable Construction Materials: None known	
 Building Safety Concerns: None known	
 Mining Area: No	
 Planning Permission / Proposed Developments: None known	

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VIEWING:

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