



FARMHOUSE AT UNDERWOOD FARM

St. Stephens, Cornwall



A CHARMING, FULLY RENOVATED PERIOD FARMHOUSE

With separate annexe set amidst beautiful countryside in about 3 acres
at the end of a no-through lane

Summary of accommodation

Ground Floor: Porch | Hall | Sitting room | Dining room | Study | Kitchen/breakfast room with seating area | Rear veranda

First Floor: Landing | Principal bedroom | Guest bedroom with en suite shower room | Two further double bedrooms | Family bathroom | Separate WC

Second Floor: Landing | Two attic double bedrooms | Family bath & shower room

Outbuildings, Garden & Grounds: Three bay carport | Outbuilding incorporating boot room & garden WC

Pumphouse incorporating games room, pump room & first floor gym with en suite shower room

Summer house | Parking | Garden | Meadow

In all about 3 acres (1.21 hectares)

Distances: Launceston town centre/A30 3.5 miles, Cornwall Heritage Coast 15.5 miles

Dartmoor National Park 18 miles, Plymouth 29 miles, M5 (Junction 31) 45 miles

(All distances and times are approximate)



SITUATION

The property has only two near neighbours and is situated amidst an area of completely unspoilt, hilly countryside. It is conveniently located only about three miles north west of the ancient market town of Launceston, close to the border of Devon. The town has is the main retail and administrative centre for the wider, local area with about 12,000 residents and therefore supports a wide choice of shops and local businesses. These include a large Lidl, Tesco superstore and an M&S food hall plus GP, dental and veterinary surgeries. The town is known figuratively as the “Gateway to Cornwall”, as the A30, one of the two dual carriageways into the county, pass directly next to the town. The town no longer has a railway station but there are regular bus services to Plymouth and Exeter St Davids railway station. However, there are nearby stations on the main-line rail network at Bodmin Parkway (24 miles) and Plymouth (25 miles). For parents looking for local schooling for their children, there are six State primary schools within a three-mile radius along with the high achieving St. Joseph’s School on St. Stephens Hill outside Launceston, two miles away, providing both primary and secondary independent education.



THE PROPERTY

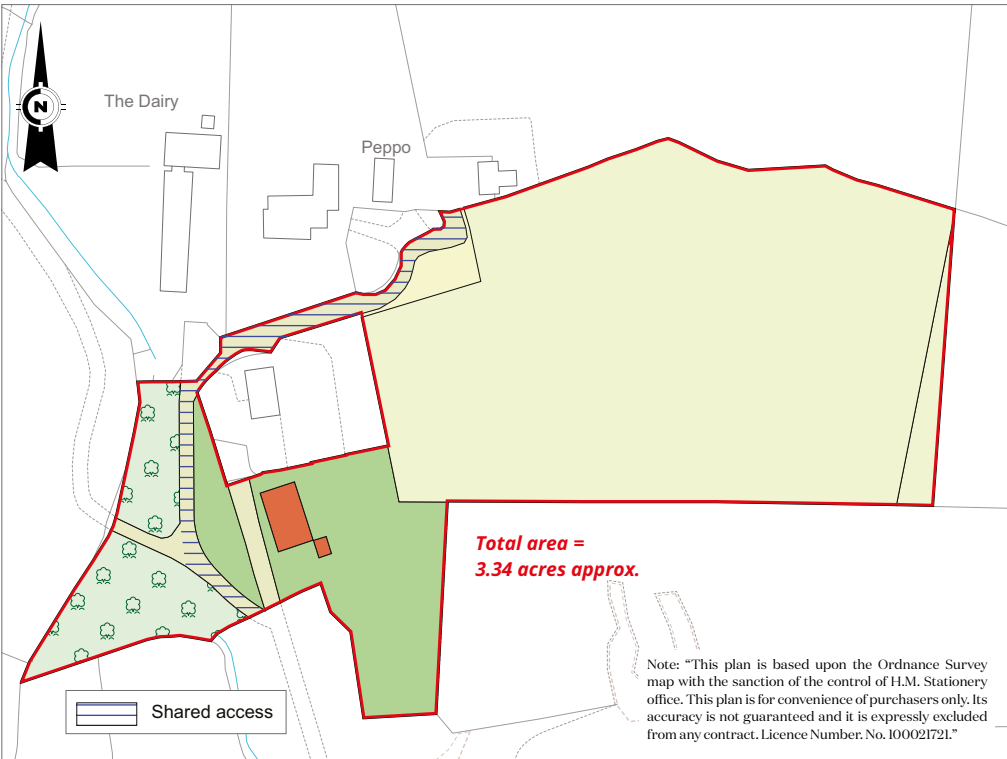
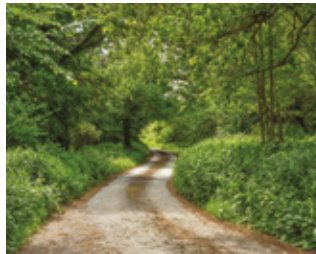
The Farmhouse has a perfect setting amidst completely unspoilt countryside, about a mile from the nearest road. However, it is not isolated as there are two other properties nearby, both converted period barns that were once part of the farmstead of Underwood Farm. The Farmhouse is unlisted and has been sympathetically renovated to a high standard, with painted and rendered exterior walls sheltering under a tiled roof, two storeys and a suite of converted attics. The front faces south west, which means that the interior catches the best of the available light throughout the day and into the evening. The interior has well-proportioned and good sized rooms full of character including wood burning stoves and exposed ceiling timbers in both reception rooms plus slate and timber floors. The kitchen/breakfast room, which incorporates a separate seating area at one end, is simply gorgeous and looks out onto the rear garden through three pairs of French windows. These allow the whole house to be opened out to the garden in fine weather and create a wonderfully enlarged space for entertaining. The kitchen itself has space for a kitchen table and is fitted with a range of built-in electric appliances including an electric range cooker.

Upstairs there are six double bedrooms, four on the first floor and two in the attics. One of the first floor bedrooms has an en suite shower room, with the other three sharing the family bathroom, whilst the two attic bedrooms share a bath and shower room between them.

OUTSIDE

The Farmhouse sits within grounds of about three acres, split between a generously sized, gravelled parking area on one side of the house, further gravelled areas adjacent to the house, including further parking, with lawned garden to the front and rear. Beyond the rear garden is a lovely area of meadow. The garden is enclosed by stock-proof fencing supplemented in places by hedging.





Alongside the main parking area is a three-bay carport and a stone-built outbuilding that currently serves as a games room and gym with its own shower room. This could be used as supplementary accommodation if required.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity. Private water supply (shared borehole) & drainage (septic tank). LPG-fired central heating. Log Burner. EV Charger

Agent's Note: The private water supply is shared with two neighbouring properties, both of which contribute to the running costs and have a right of access for maintenance.

Local Authority: Cornwall County Council (www.cornwall.gov.uk)

Council Tax: Band F

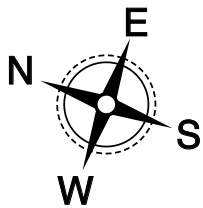
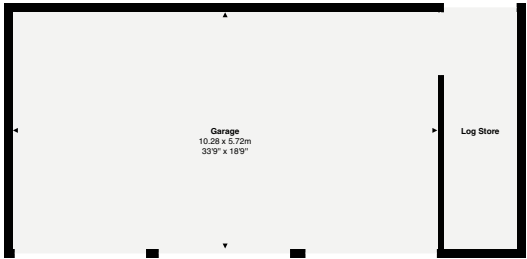
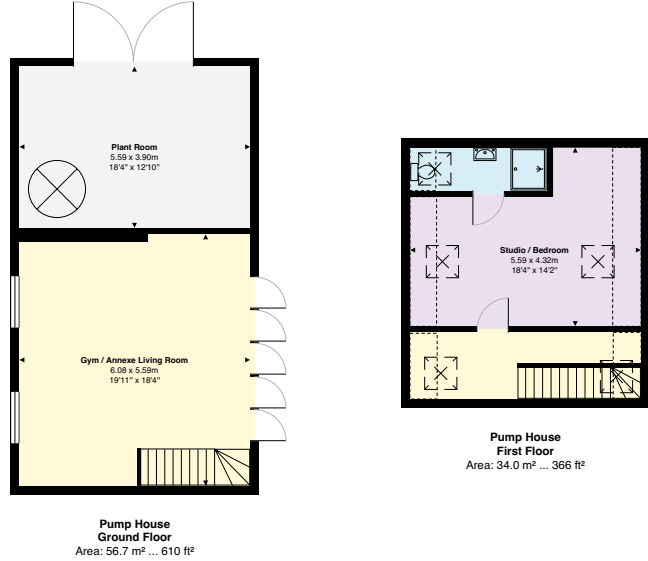
EPC Rating: G

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP

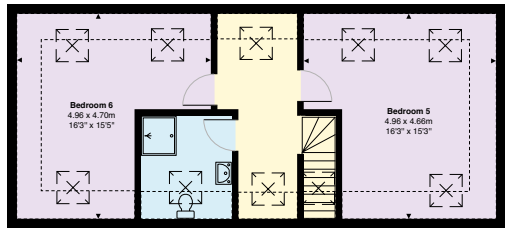
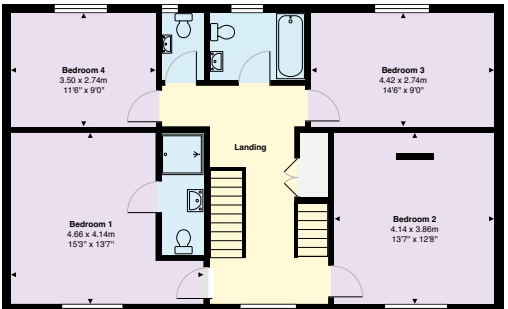
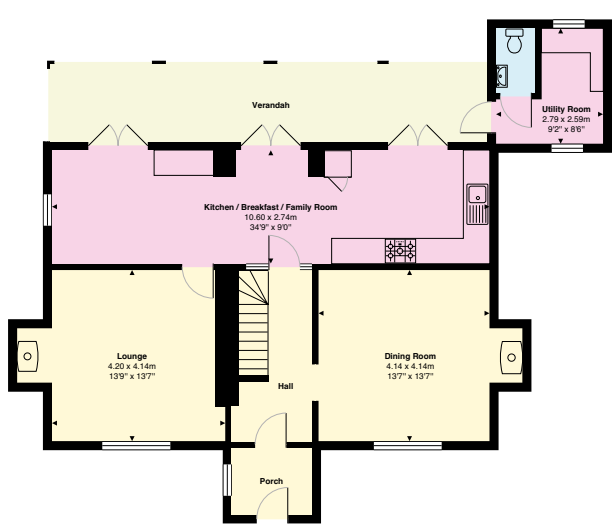
DIRECTIONS

Postcode: PL15 8LB / **What3Words:** [///digital.joys.copes](https://www.what3words.com/#!/digital.joys.copes) via snacking.regular.nesting.

From Launceston, head north out of the town on the B3254 towards Bude. Continue beyond St. Stephens on the B3254 for a further three quarters of a mile and then turn left, signed to Egloskerry. After half a mile turn right onto an unmarked, unmetalled road. Continue for a mile to the end of the road and the driveway entrance to the property will be found on the right a short distance after passing the house on the right.



Approximate Gross Internal Area
318.0 sq m / 3423 sq ft
(excluding garage and verandah)



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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