



The Old Vicarage



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Treneglos, Launceston, Cornwall, PL15 8UQ

Crackington Haven 9.2 miles - Camelford 8.4 miles -
Launceston 9.5 miles

An imposing 18th century former vicarage, set within an idyllic rural position.

- No Onward Chain
- Character Features Throughout
- 3 Reception Rooms and Orangery
- Off Road Parking
- Council Tax Band: G
- Georgian Former Vicarage
- Mature Gardens Approximately 0.4 Acres
- 5 Double Bedrooms
- Countryside Views
- Freehold

Guide Price £1,000,000

SITUATION

The property enjoys a wonderful countryside setting in the rural hamlet of Treneglos. Hallworthy with its popular pub, The Wilsey Down and garage with convenience store is just 2.5 miles away and the former market town of Launceston is 9.5 miles away with a number of amenities including doctors', dentists', veterinary surgeries and a range of educational facilities up to A-level standard. Along with a 24-hour supermarket, M&S Food Hall, a fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. Access to the A30 trunk road, linking the Cathedral cities of Exeter and Truro. The North Cornish beauty spots of Tintagel, Boscastle and Crackington Haven are all within 10 miles of this property, with the A39 also providing easy access to Bude and Wadebridge.

DESCRIPTION

An impressive Grade II listed detached Georgian vicarage, offering a fine example and features of a property from this period. Occupying a delightful rural position with charming rural views over the adjoining countryside, the property stands within its own substantial grounds totalling approximately 0.4 acres.

ACCOMMODATION

The front door leads into a generous entrance hall with the main staircase and parquet effect flooring, providing an excellent first impression of the internal accommodation. Beneath the main staircase there is a coat store and a boiler room that houses a large water tank.



To the right of the hall, the triple aspect drawing room has been tastefully decorated incorporating the original features, such as the window shutters, picture rail and open fire with a white marble surround. A half-glazed door leads to the orangery which offers an excellent space to enjoy on a summers day with a delightful aspect and access to the garden.

To the left of the hall there is a large sitting room with a fireplace and the windows with shutters have a dual aspect over the garden.

The spacious dining room boasts impressive local slate flooring and a wood burning stove and offers itself as an excellent space for hosting.

A step leads through to the lobby and alternative entrance from the garden. A solid wood door leads to the kitchen, which comprises a central beechwood island, a wood fired Rayburn and a range of modern fitted units with granite worktops.

From the kitchen there is a rear hall with a downstairs cloakroom with WC, a pump room/utility with a large Belfast sink, worktops, space for all necessary appliances and a second staircase leading to the first floor.

A back kitchen comprises a range of wall mounted units, base and drawers, sink and a Rangemaster cooker.

A rear stable door provides access to the workshop, tool store and wood store and beyond to the garden.

The first floor offers a split level landing with a charming, restored Victorian stained-glass window, a useful store room, 5 well presented double bedrooms and a spacious family bathroom with a roll top bath, shower, WC and a wash hand basin above a granite topped cupboard.

Each of the bedrooms enjoy lovely aspects over the grounds and countryside, with three of the bedrooms benefitting from integral wardrobes/cupboards and Bedroom 5 benefitting from an en-suite shower room.

OUTSIDE

The property is approached from a gated entrance to a gravel drive providing ample parking. The garden wraps around the property with lawns, mature shrubs and trees and is bounded by hedges and walls, creating a private setting. Beyond the garden is a bridle path, leading towards Wilsey Woods. Across the courtyard from the rear kitchen is the well that is securely covered under a strong wooden platform. In a recess beside the conservatory on the west side of the house is a hot tub.

SERVICES

Mains electricity. Private water supplied by a well and drainage via a septic tank. Oil fired central heating. Broadband available: Superfast Fibre and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

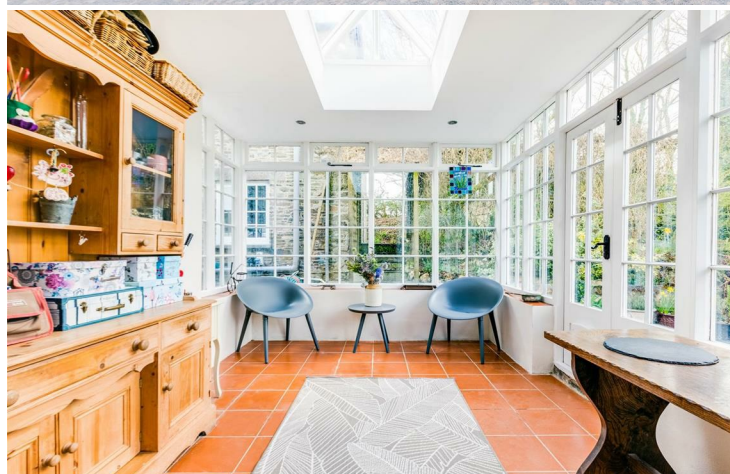
Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Launceston take the A30 towards Bodmin and exit at the Kennards House junction signposted North Cornwall/Wadebridge. Proceed on the A395 passing through Pipers Pool, and continue for approximately 5 miles, turning right signposted Treneglos 1 mile. Proceed for 0.6 miles and take the slight left, where the property will be on the left hand side in 0.5 miles opposite the church.

what3words.com

///blissful.still.fended



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Approximate Gross Internal Area = 324.87 sq m / 3497 sq ft
 The Old Creamery = 25.18 sq m / 271 sq ft
 Total = 350.05 sq m / 3768 sq ft

The Old Creamery

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1006389)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 40 | 75 |
| England & Wales | | EU Directive 2002/91/EC | |

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