



Oakley



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Canworthy Water, Launceston, PL15 8UW

Launceston 11.4 miles - North Cornish Coast 6.7 miles - Bude 11.6 miles

A well presented detached residence, set in an edge of village position with impressive views over the land and countryside beyond.

- Countryside Views
- 3 Reception Rooms
- Generous Garden
- Integral Double Garage
- Freehold
- 4/5 Bedrooms (1 En Suite)
- Kitchen & Utility
- Approximately 7.2 Acres
- Off Road Parking
- Council Tax Band: F

Guide Price £699,950

## SITUATION

The property lies in the rural village of Canworthy Water, approximately 11 miles from the former market town of Launceston. Launceston offers; a 24-hour supermarket, Marks & Spencer Food Hall, fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. From Launceston, there is access to the A30 trunk road, which links the cathedral cities of Truro and Exeter and at Exeter there is access to the M5 motorway network, main line railway station serving London Paddington and an international airport. The coastal resort of Bude is some 11 miles to the north with extensive sandy beaches and cliff walks.

## DESCRIPTION

A substantial detached house with over 7 acres, occupying a superb edge of village position with delightful views over the land and countryside. The property is believed to date back to the 1990's and offers spacious and well presented accommodation throughout.



## ACCOMMODATION

Front door into the entrance hall with stairs to the first floor, understairs storage cupboard, cloakroom with WC and wash hand basin, a door to the utility room which in turn leads through to the integral double garage. On the right of the hall is the kitchen and dining room, which comprises a range of base and wall units, built-in oven, sink and space for appliances. From the dining room there are patio doors to the side of the property and double doors which open through to the spacious sitting room with a log burner in a stone surround, a door to the snug and further double patio doors which open onto the garden. There is a further large reception room which could also be utilised as fifth bedroom.

Stairs rise to the second floor which offers a spacious landing with loft access and a generous airing cupboard. The family bathroom comprises a bath, shower, wash hand basin, WC and eaves storage. A large double bedroom enjoys lovely views across the properties garden and land and benefits from a walk-in wardrobe and ensuite shower room with shower, wash hand basin and WC. Bedrooms 2 and 3 are both double rooms with built-in wardrobes and also enjoy countryside views. Bedroom 4 is suited as a single room or study.

## OUTSIDE

To the front of the property there is a drive with ample parking and an integral double garage with a roller door, an area of lawn with mature shrubs and plants and a path leads around the side of the property to the rear. The garden is mainly laid to lawn with an open fronted barn and three further wooden sheds. The land enjoys a large pond, a shallow scrape wildlife pond and extends to approximately 7.2 acres in all.

## SERVICES

Mains electricity and water, private drainage via septic tank. Oil fired central heating and wood burning stove. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (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 B3254 north towards Bude, and at the top of St. Stephens Hill, turn left signposted Egloskerry. Proceed through the village of Egloskerry and after approximately 3 miles continue into the village of Tresmeer, passing the village hall on your right. Upon leaving the village follow the road around to the right, continuing along this road for approximately 1.2 miles, passing through the hamlet of Splatt. Continue until the village of Canworthy Water and at the T-junction, turn left, after a short distance the property will be found on the left hand side.

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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.



Approximate Area = 2730 sq ft / 253.6 sq m  
 Garage = 360 sq ft / 33.4 sq m  
 Total = 3090 sq ft / 287.1 sq m  
 For identification only - Not to scale

**First Floor**

- Bedroom 1: 5.77 x 4.47m (18'11" x 14'8")
- Bedroom 2: 4.52 x 4.01m (14'10" x 13'2")
- Bedroom 3: 4.52 x 4.01m (14'10" x 13'2")
- Bedroom 4: 2.90 x 2.13m (9'6" x 7')
- Landing
- Wardrobe

**Ground Floor**

- Double Garage: 5.84 x 5.74m (19'2" x 18'10")
- Bedroom 5 / Reception Room: 5.77 x 4.47m (18'11" x 14'8")
- Snug: 3.25 x 3.07m (10'8" x 10'1")
- Dining Room: 4.52 x 3.86m (14'10" x 12'8")
- Kitchen: 4.55 x 4.52m (14'11" x 14'10")
- Utility: 4.47 x 2.24m (14'8" x 7'4")
- Entrance Hall

**RICS Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2023. Produced for Stags. REF: 1057900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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