



Longcroft



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Trenhorne, Launceston, Cornwall, PL15 7PN

Lewannick (A30) 1.5/2 miles - Launceston 6 miles - Plymouth 23 miles

A well cherished detached house in a rural hamlet setting with a 2 bedroom annexe and mature gardens

- Well Presented House
- Beautiful Two Storey Extension
- 2 Bedroom Annexe
- Well Established Gardens
- Peaceful Yet Accessible Location
- Detached Double Garage
- Tenure: Freehold
- Council Tax Bands: E and A

Guide Price £750,000

SITUATION

The property is nestled in the rural yet accessible hamlet of Trenhorne, approximately 1 mile from the thriving and well-equipped village of Lewannick with a number of amenities including a Post Office/general store catering for day to day needs, well-respected pub, village hall and primary school. The A30 is approximately 2 miles away which links the cathedral cities of Truro and Exeter. The former market town of Launceston has a comprehensive range of shopping facilities and is approximately 6 miles away with the majestic Bodmin Moor being within striking distance of the property, providing some of the most dramatic landscapes in the UK with an excellent range of outdoor pursuits.

DESCRIPTION

A much loved and well cherished farmhouse which has been a comfortable family home to our vendors for the last 17 years. The property has been tastefully extended with a two-storey extension and offers a spacious and versatile layout. There is a separate 2 bedroom annexe with mature and well established gardens, a double garage and beautiful views towards Bodmin Moor. Viewings are highly recommended to appreciate everything on offer.



THE MAIN HOUSE

The main house was extended at the rear in 2022 with a beautiful oak framed kitchen which has a dual aspect and sliding doors to make the most of the views and south facing aspect. The kitchen comprises a range of units with Quartz worktops, a kitchen island with power and storage and a range of integrated appliances including a full size fridge and separate freezer, a pull out larder, dishwasher and a pull out bin store. The extension also offers a south facing sun room, a tranquil spot for overlooking the gardens. The sitting room has a prominent fireplace to one end with beautiful exposed granite and a wood burner on a slate hearth. There are a number of reception rooms which lend themselves to different uses, including a dining room, music room, study and home office. In addition, there is access directly from the driveway into a porch with storage and plumbing for white goods, alongside a ground floor shower room.

From the inner hall, stairs to the first floor present a light airy landing with an en-suite principle bedroom as part of the extension, which has a walk in wardrobe and Juliet balcony. There are 2 further double bedrooms with built in wardrobes and a small single with the potential to enlarge. The family bathroom is a generous size which offers a larger than average tiled shower cubicle, a separate bath, a back to wall WC and wash hand basin.

LONGCROFT BARN

Known within the family as 'The Barn', is Longcroft Barn which lends itself perfectly as a self contained property or potential holiday let. The kitchen has a well designed layout of contrasting base and wall mounted units with an integrated electric oven, electric hob and refrigerator. The triple aspect sitting room has French doors to its own private garden. There is a ground floor shower room housing the plumbing for a washing machine. On the first floor there are 2 double bedrooms, both with exposed wooden beams and one with far reaching views across the gardens.

OUTSIDE

The gardens are a real feature of the property with various seating areas, raised beds, lawns, mature shrubs and trees. The gardens extend to over 3/4 acre in total and are a haven for wildlife and the perfect place to enjoy the array of changing colours throughout the seasons. Granite steps and a gravelled path lead directly from the rear seating area to a sheltered garden with a feature swing, raised beds, a miniature orchard and a former gardener's potting shed. The majority of the land is enjoyed as a gently sloping wild flower meadow, with natural and well established hedge boundaries with mature trees surrounding the plot. There is a separate gated and gravelled entrance which leads to smaller areas of garden, which could be used separately by those occupying The Barn. At the top of the garden is a self-sufficient vegetable plot with raised beds and a polytunnel. Detached from the house is a double garage with power and light connected.

SERVICES

Mains electricity and water. Private drainage via septic tank. (All services between both properties are shared). Oil fired central heating (2 separate boilers). Broadband available: Ultrafast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

DIRECTIONS

From Launceston take the B3254 road signposted South Petherwin. Follow this road through the hamlet of Daws House into the village of South Petherwin. From South Petherwin, continue for approximately 3 miles and at the cross roads, turn right towards Bodmin. After 400m, turn left signposted Trenhome and continue on the country lane for approximately 375m where 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 = 2880 sq ft / 267.5 sq m
For identification only - Not to scale

Ground Floor 1: Sitting Room (5.72 x 3.84m / 18'9" x 12'7"), Dining Room (3.76 x 3.45m / 12'4" x 11'4"), Snug / Office (2.95 x 2.41m / 9'8" x 7'11"), Garden Room (3.65 x 1.83m / 12' x 6'), 4.27 x 2.44m (14' x 8')

Ground Floor 2: Kitchen / Breakfast Room (5.00 x 4.24m / 16'5" x 13'11"), Kitchen (2.90 x 1.47m / 9'6" x 4'10"), Sitting / Dining Room (4.42 x 4.32m / 14'6" x 14'2")

First Floor 1 & 2: Bedroom 1 (4.24 x 3.48m / 13'11" x 11'5"), Bedroom 2 (3.28 x 3.28m / 10'9" x 10'9"), Bedroom 3 (3.15 x 2.92m / 10'4" x 9'7"), Bedroom 4 (2.92 x 2.39m / 9'7" x 7'10"), Bedroom 2 (4.32 x 2.84m / 14'2" x 9'4")

RICS Certified Property Measurer | Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Stags. REF: 1052496



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			
		52	74
England & Wales		EU Directive 2002/91/EC	

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