



Mitchell Farm





# Mitchell Farm

Egloskerry, Launceston, Cornwall, PL15 8SG

Launceston 4 miles - North Cornish Coast 13 miles – Plymouth 29 miles

A spacious family home in a popular village position.

- No Onward Chain
- Kitchen/Breakfast Room
- Dining Room
- Beautiful Gardens
- Freehold
- 5 Bedrooms
- Sitting Room
- Countryside Views
- Off Road Parking
- Council Tax Band: D

Guide Price £480,000

## SITUATION

The property is located at the heart of the popular village of Egloskerry with its respected primary school and church. The former market town of Launceston is situated approximately 4 miles away and offers a comprehensive range of facilities including supermarkets, doctors, dentists, veterinary surgeries and numerous sports and social clubs.

At Launceston, access can be gained to the A30 which links the cathedral cities of Truro and Exeter. The popular North Cornish coast is approximately 13 miles from the property giving access to extensive sandy beaches and cliff top walks.

## DESCRIPTION

A spacious and well presented detached family home, enjoying delightful views across the adjoining countryside. The property is believed to date back to the 19th century and was substantially extended by the current owners in 2012.

The accommodation briefly comprises; 5 bedrooms (1 en suite), kitchen/breakfast room, sitting room, dining room, utility, conservatory, bathroom and a downstairs WC.

The gardens are a beautiful feature of the property with two lawned gardens, a range of flowers, trees, shrubs, two terraced patio areas and an outside stone store.





## ACCOMMODATION

The front door leads into the most impressive open plan kitchen/breakfast room with a range of wall mounted cupboards, base units and drawers, island with further cupboards and drawers, built in cooker, gas hob (supplied by LPG) with an extractor hood over, granite worktops, inset sink and opens through to the generous conservatory with slate flooring from Delabole, a delightful aspect and double doors that lead out to the rear garden.

Throughout the ground floor of the property there is under floor heating (apart from the sitting room). From the kitchen there is also access to a WC, utility area providing space for appliances and Bedroom 5 which would alternatively make an excellent study.

The dining room provides an excellent space for those looking to host, with stairs rising to the first floor, understairs storage and a door into the characterful sitting room with further slate flooring and a fireplace with a oil burning stove and clome oven.

The first floor offers a split level landing, 4 bedrooms and a bathroom with a bath, WC and a wash hand basin. Bedroom 1, enjoys a most pleasant outlook over the garden and countryside beyond and benefits from an en suite shower room and built in wardrobes.

Bedroom 4 has a loft hatch and ladder which provides access to the loft room with Velux windows and eaves storage.

## OUTSIDE

There is a gravelled parking area to one side of the property with space for 2 vehicles. The majority of the gardens are positioned to the side and rear of the property and are predominantly laid to lawn with an array of trees, shrubs and plants. The beautiful gardens offer space for a shed or greenhouse, a stone store which provides useful external storage, two patio areas and impressive views across the adjoining countryside and valley beyond.

## SERVICES

Mains water, drainage and electricity. Oil fired central heating. Solar Panels providing hot water. uPVC double glazed windows throughout (some of which have wooden internal frames). Broadband available: Superfast and Standard ADSL (Ofcom). Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWINGS

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

## DIRECTIONS

Leave Launceston following signs to Bude on the B3254. At the top of St Stephens Hill, opposite the church, turn left signposted to Egloskerry and follow the road for just over 3 miles. Upon entering the village you will see the property on your left, before reaching the centre of the village and Church.

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## AGENTS NOTE

The photographs were taken in October 2022.



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.



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		
England & Wales		
EU Directive 2002/91/EC		

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