



Gospenheale House



# Gospenheale House

Pipers Pool, Launceston, Cornwall, PL15 8PQ

Launceston 5.3 miles – North Coast 13.3 miles – Bude 20 miles

A delightful detached country residence with just under 2 acres and fabulous far reaching views across to Dartmoor.

- No Onward Chain
- Approximately 1.95 Acres
- Kitchen/Breakfast Room
- Double Car Port/Multipurpose Timber Barn
- Freehold
- 4 Bedrooms
- 2 Reception Rooms
- Workshop/Garage
- Off Road Parking
- Council Tax Band: E

Guide Price £575,000

## SITUATION

The property lies near the small rural village of Pipers Pool, within 3 miles of the popular village of Tregadillett with its well respected public house the Eliot Arms, thriving primary school and excellent village hall. The former market town of Launceston lies some 5.3 miles to the east, with 24 hour supermarket, doctors, dentist and veterinary surgeries, places of worship, two testing 18 hole golf courses, a fully equipped leisure centre and numerous sporting and social clubs. The A30 can be accessed at Kennards House, some 2 miles distance, and gives access to the Cathedral Cities of Truro and Exeter. The North Cornish coast, is approximately 13 miles away and has several sandy beaches with some of the county's finest surfing facilities and walks along the picturesque coastline. The property lies on the northern fringes of the majestic Bodmin Moor which offers great variety riding out and walking.

## DESCRIPTION

This charming detached property is being marketed for the first time in over 100 years. The property offers; 2 reception rooms, kitchen/breakfast room, 4 bedrooms, study, utility, boot room, bathroom and a downstairs WC. The property enjoys stunning views over the land and countryside beyond with Dartmoor visible on a clear day.



## ACCOMMODATION

Front door opens into an entrance hall with stairs rising to the first floor and doors into the reception rooms.

The sitting room offers a cosy dual aspect living space with views to both the front and rear of the property and enjoying a decorative stone fireplace.

The living/dining room provides further reception room space and boasts a fireplace with a wood burning stove, useful understairs storage and a door through to the kitchen.

The kitchen/breakfast room enjoys the views the property has to offer and comprises a range of wall mounted cupboards, base units and drawers, space for appliances, inset sink, electric hob with an extractor hood over, oil fired Rayburn supplying cooking and hot water and access into a study area which in turn leads into the downstairs WC.

The ground floor is completed by a boot room with a sink and drainer, rear door and a utility room with space for appliances and housing the oil fired boiler.

The first floor offers a landing, 4 bedrooms and a family bathroom with a corner bath, shower, WC, wash hand basin and an airing cupboard.

## OUTSIDE

The property is approached by a sweeping gravel drive which leads to the front of the house and continues down the side and onto the detached timber barn which offers two open fronted storage areas/car ports and a further garage/workshop with power, light and water.

To the front of the property there is a lawned garden with a beautiful array of mature trees, shrubs and plants. To the side, an orchard offers a variety of mature fruit trees and to the rear the gently sloping land extends to the east with the backdrop of the far reaching views across to Dartmoor.

In all the property extends to approximately 1.95 acres.

## SERVICES

Main electricity, mains water and private drainage via a septic tank. Oil fired central heating, oil Rayburn providing hot water. Broadband availability: FTTP (Fibre to the property), Ultrafast and Standard. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

## VIEWINGS

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

## DIRECTIONS

From Launceston head west on the A30 towards Bodmin. At Kennards House junction, take the exit for Wadebridge/A395 and follow the A395. At Pipers Pool, take the first right hand turning signposted Egloskerry. Continue for approximately 0.2 miles and the entrance to the property will be found on your right, clearly identified by a Stags For Sale board.

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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 = 1770 sq ft / 164.4 sq m (excludes carport)  
 Garage = 276 sq ft / 25.6 sq m  
 Total = 2046 sq ft / 190 sq m  
 For identification only - Not to scale

**First Floor**

- Bedroom 3: 4.65 x 2.82m (15'3" x 9'3")
- Bedroom 2: 3.96 x 3.56m (13' x 11'9")
- Bedroom 4: 3.56 x 2.49m (11'8" x 8'2")
- Bedroom 1: 4.88 x 3.05m (16' x 10')

**Garage**

- Garage: 7.01 x 3.66m (23' x 12')
- Carport: 7.21 x 7.01m (23'8" x 23')

**Ground Floor**

- Kitchen: 6.20 x 3.25m (20'4" x 10'8")
- Study: 2.95 x 2.46m (9'8" x 8'1")
- Living / Dining Room: 5.18 x 4.34m (17' x 14'3")
- Sitting Room: 4.83 x 3.05m (15'10" x 10')
- Utility: 2.74 x 1.78m (9' x 5'10")
- Boot Room

**Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1119311



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			
		49	81
England & Wales		EU Directive 2002/91/EC	

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