



Darkes Farm,



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Polyphant, Launceston, Cornwall PL15 7PS

Launceston 5 miles - North Cornish Coast 14 miles - Plymouth
27 miles

A substantial former farmhouse with adjoining 1 bedroom cottage and generous gardens in a picturesque village location

- Beautiful Farmhouse
- Popular Village Location
- 4 Double Bedrooms
- 3 Reception Rooms
- Tenure: Freehold
- Grade II Listed
- 1 Bedroom Attached Cottage
- Approximately 1 Acre in Total
- Well Established Gardens
- Council Tax Band: E

Guide Price £675,000

SITUATION

The property is well positioned alongside the picturesque village green in the sought after village of Polyphant within a conservation area and within walking distance of the village's everyday shop. Conveniently located less than a mile from the A30, the peaceful village also has a recently opened GP surgery and Methodist Chapel. The nearby village of Lewannick has a further range of amenities including a public house, primary school, post office and village shop whilst the popular moorland public house, The Rising Sun, is approximately 3 miles in the opposite direction with a range of fine food and drink. Trethorne Hotel and Golf Club with its scenic and award winning 18 hole golf course is approximately 2 miles away, with the town of Launceston roughly 5 miles distant offers numerous shops, banks, boutiques, sporting and social clubs, a fully equipped leisure centre and a further 18-hole golf course, along with doctors', dentists' and supermarkets.

DESCRIPTION

A much loved and well cherished Grade II Listed farmhouse mainly constructed of stone under a slate roof that has retained a wealth of beautiful and original character features throughout. There is a self contained 1 bedroom annexe, beautifully landscaped gardens of approximately 0.8 acres and ample off road parking for multiple vehicles in a private, gravelled courtyard.



ACCOMMODATION

The main entrance to the farmhouse leads directly from the off-road parking into a spacious entrance hall. Immediately to the left is the cosy sitting room with prominent stone fireplace housing the wood burning stove. The hallway leads onto a generous dining room with staircase to the first floor. The kitchen/breakfast room has a range of base and wall mounted units, shelving, a central island, an electric Aga and ample space for white goods. There is an open plan living space to one end with a window overlooking the front courtyard and a further stone fireplace and wood burning stove. A practically placed utility room offers direct access to gravelled outside area as well as a range of base and wall mounted units. An interconnecting hall offers additional space for storage and or boot room with further outdoor access and leads from the main property to the self-contained cottage.

Stairs to the first floor presents a light and airy landing with an en-suite principle bedroom with feature fireplace and built in storage. There are 3 further double bedrooms, 2 of which offer large built in storage. A larger than average family bathroom offers a separate shower cubicle, freestanding bath, WC and a hand wash basin.

SELF-CONTAINED COTTAGE

An additional 1 bedroom adjoining cottage offers itself perfectly to self contained property or potential holiday let. The kitchen has base and wall mounted units with space for appliances. Steps lead down into a dual aspect living room with log burner. The cottage further consists of a generous size dual aspect bedroom with built in storage and a shower room with WC and hand wash basin. Throughout is a range of features such as stone walls, wooden beams and slate flooring which could be re-exposed.

OUTSIDE

Near the front access to the farmhouse is a gated drive for multiple vehicles. The drive leads onto a large gravelled area with direct access from both the main property and the adjoining cottage, making it a comfortable and secluded seating area surrounded by mature shrubs, flower beds and a pond. The gardens are a real attraction of the property with mature areas of lawn, well stocked raised beds, a variety of shrubs and mature trees. The gardens extend to approximately 0.8 acres and offer both areas of sun and shade, perfect for families, children and pets.

SERVICES

Mains electricity, water and drainage. Heating supplied by oil fired central heating and log burners (all services between both properties are shared). Broadband available: Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Windows: part double glazed uPVC and part wooden framed. Please note the agents have not inspected or tested these services

DIRECTIONS

From Launceston, head along Western Road and at Pennygillam roundabout, take the first left towards Bodmin. Continue along the dual carriageway for approximately 5 miles and at the dip in the road at Two Bridges, turn right signposted Polyphat and Blackhill Quarry. Continue on this road through to the village green where you will find the property on your left.

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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.



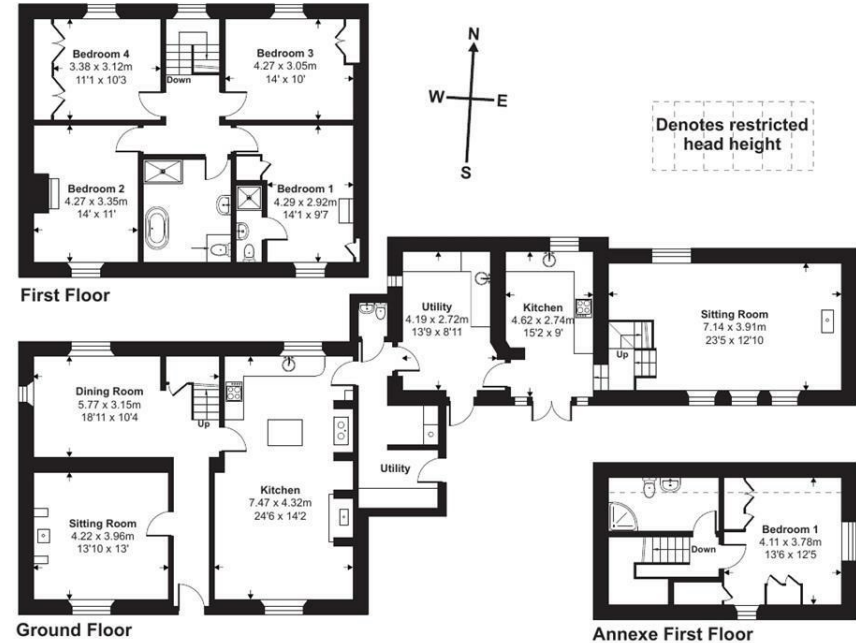
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	33	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2663 sq ft / 247.4 sq m
 Limited Use Area(s) = 36 sq ft / 3.3 sq m
 Total = 2699 sq ft / 250.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1083032



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