



STAGS

Leat Farm

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Yeolmbridge, Launceston, PL15 8NH

Launceston 3 miles Bude 16 miles Exeter (M5) 46 miles

- Four Bedrooms (Master En Suite)
- Stunning 12m Kitchen/Dining/Family Room
- Three Additional Reception Rooms
- Detached Coach House with PP
- Useful 18m Outbuilding
- River Frontage and Fishing Rights
- PP for Extension To 5 Bedrooms and 3 Bathrooms
- 27.89 Acres In All

Guide price £850,000

SITUATION

The property enjoys a peaceful, rural location in the accessible hamlet of Yeolmbridge, approximately 3 miles from the former market town of Launceston. At Launceston there is access to a comprehensive range of shopping facilities including supermarkets, doctors, dentists and veterinary surgeries, together with a leisure centre, two testing 18 hole golf courses and numerous sports and social clubs. At Launceston access can be gained to the A30 trunk road which connects the cathedral cities of Truro and Exeter. At Exeter there are superb shopping facilities including major department stores and access to the M5 motorway network, main line railway station serving London Paddington and international airport. The city port of Plymouth is some 28 miles to the south with similar facilities and cross channel ferry services to Northern France and Spain. The popular North Cornish resort of Bude is approximately 16 miles to the north west where one can enjoy the extensive sandy beaches and cliff top walks.

FEATURES OF THE PROPERTY

This beautifully presented, period farmhouse is understood to date back to the mid 1800s of stone construction, with an attractive part slate hung front elevation, beneath a slate roof. Having been extended by the current vendors, the property successfully combines the charm and character associated with buildings of its age with modern conveniences such as underfloor heating.

The comfortable accommodation briefly comprises an entrance hallway, sitting room and drawing room, both of which enjoy stunning views over the adjoining land and beyond. There is a further reception room, boot room, bedroom 4 and cloakroom. The inner hallway provides access to the stunning, 12m open plan kitchen/dining/family room with exposed A-frames. The kitchen comprises a range of base level units with slate work surfaces and matching central island, 5 oven Heritage Range cooker, induction hob, double oven and a range of integrated appliances. From here there is access



Beautifully presented and successfully extended period farmhouse, in private setting with stunning rural outlooks





to the utility room. The family area has a woodburning stove and patio doors to the decking and rear garden.

The first floor offers a family bathroom and 3 double bedrooms, with the master bedroom having an en-suite shower room. Bedrooms 1 and 2 are south facing and enjoy breathtaking views over the adjoining land and countryside beyond.

THE COACH HOUSE

A stone and slate former Coach House is adjacent to the farmhouse and has planning permission under Application Number PA12/07408 to create a detached 2 bedroom residential dwelling. Further details are available upon request.

OUTSIDE

The property is approached via its privately owned stone track, which leads to off-road parking for numerous vehicles. There is access to the 18.29m x 9.14m (60' x 30') timber BARN with light and power connected. There is a 9.14m (30') timber frame WORKSHOP, which also has light and power connected and adjoining tractor bay. The gardens to the front are mainly laid to lawn and enjoy southerly views over the land to the river beyond. The landscaped gardens to the rear of the property offer a further area of extensive lawn with small orchard, vegetable garden with fruit cage, enclosed chicken run and greenhouse. The decking, which may be accessed via the kitchen extension, is bordered with a variety of raised flower beds and exterior mood lighting, providing an ideal area for al fresco dining.

THE LAND

The property extends in all to 27.89 acres or thereabouts. There is a stretch of single bank fishing extending to 325m along the River Ottery. The vendor has informed us that Salmon and Trout have previously been caught.

ADDITIONAL LAND

A further 45.47 Acres is available by separate negotiation.

SERVICES

Mains water and electricity. Private drainage (via a septic tank). Oil fired central heating and underfloor heating. The property benefits from 16 solar panels. Please note the agents have not inspected or tested these services.

VIEWING

Strictly by appointment with the Vendor's appointed Agents, Stags.

DIRECTIONS

From Launceston take the B3254 road sign posted Bude. On crossing the River Ottery at Yeolmbridge turn left, signposted Wringsdown. Continue along the parish road for 0.4 miles and the entrance lane will be found on the left hand side, opposite Wringsdown House. Map Reference: OS Landranger Sheet 190/306:898.

AGENTS NOTE

The Vendor is an employee of our Joint Agent, Abode.

JOINT AGENT

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These particulars are a guide only and should not be relied upon for any purpose.



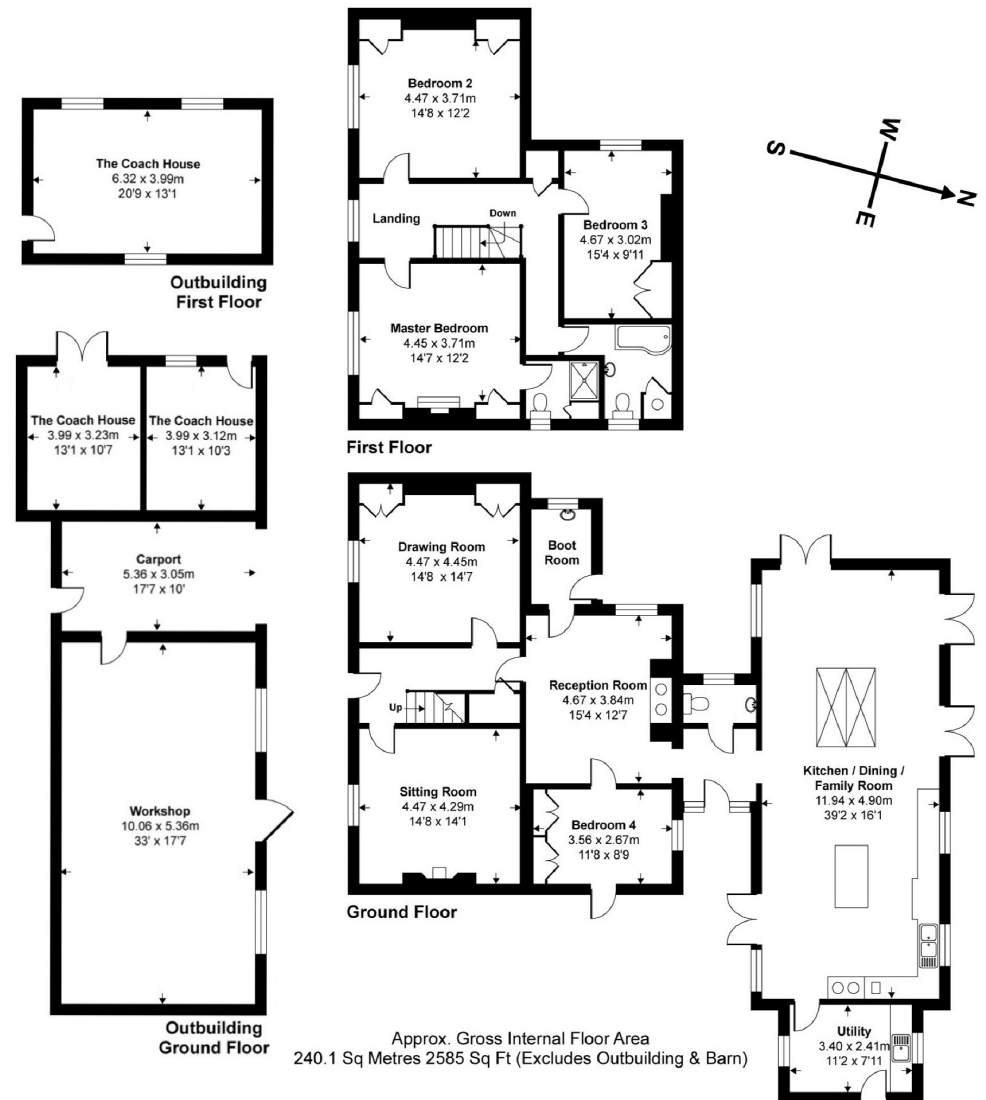
Stags

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	50	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale