

**STAGS**

Western Meadows



# Western Meadows

Newmills, Launceston, PL15 8SN

Launceston 2.5 miles Plymouth 28 miles North Cornish Coast 17 miles

- 3 Luxury Safari Tents with Covered Verandas
- 4 Bedrooms (1 En Suite) & Family Bathroom
- Stunning Kitchen/Dining Room
- 3 Reception Rooms
- Ground Floor Wet Room
- Large Integral Double Garage
- Landscaped Gardens
- 3.5 Acres in all

**Guide price £745,000**

## SITUATION

The property is set in the most appealing hamlet of Newmills, which sits in the heart of the picturesque River Kensey valley. Launceston is 2.5 miles away with a 24-hr supermarket, M&S Foodhall, doctors', dentists' and veterinary surgeries, educational facilities, leisure centre and an 18-hole golf courses. The village of Tregadillett is 1 mile from the property with The Eliot Arms, thriving community and primary school. In addition there is access to the vital A30, which links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, an international airport and mainline railway station serving London Paddington. The London Paddington service also runs from Bodmin, approximately 22 miles away. To the south is the city port of Plymouth with its deep water marina and regular cross channel ferry services to Northern France and Spain.

## DESCRIPTION

An impeccably presented property of timber frame construction, built in 1991. The property has been subject to considerable expenditure and improvement by the current vendors to provide a home of luxury and comfort. This, combined with the successful glamping business, makes this property worthy of an early inspection.

## ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: a reception hall with stairs rising to the first floor, study and dual aspect sitting room with woodburner and patio doors to the rear. The superb kitchen/dining room has been refurbished to include a range of base, wall and drawer units with solid oak worktops, integrated dishwasher, fridge/freezer and a 6-ring electric



An impeccably presented residence, in peaceful yet accessible rural hamlet, with established glamping business





hob with double oven. The dining area opens to a snug with woodburner. The utility room has a door to the garage and a door to the adjoining wet room.

The first floor has 4 bedrooms, master with en suite and a beautifully appointed family bathroom.

### OUTSIDE

Accessed from a country lane, the tarmac driveway provides extensive off road parking. LARGE INTEGRAL DOUBLE GARAGE 7.54m x 5.36m (24'9" x 17'7") A pair of up and over doors, power and light connected, telephone and Cat 6 Network access, door to the rear and a door to the utility room.

The gardens, which are adjacent to the property, are an undoubted feature following considerable landscaping including a most attractive above-ground ornamental pond, terraced gardens and a large patio area, ideal for al fresco dining.

The well fenced and gated land adjoins the property, with the 3 Luxury Safari Tents being located at the top of the slope with the land leading down to the banks of the River Kensey. Each tent sleeps 6 with a kitchen area, woodburning Range, integral shower/wc and a covered veranda. There is planning permission for a 4th tent to be erected. Occupation is limited between the months of March and October. Further information can be found on the website, [www.westernmeadowsglamping.co.uk](http://www.westernmeadowsglamping.co.uk).

The property extends in all to 3.513 acres or thereabouts.

### SERVICES

Mains water and electricity. Private drainage. Bulk oil fired central heating. Double glazed windows. Telephone connected subject to BT regulations, Cat 6 network installed. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

### VIEWING

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

### DIRECTIONS

From Launceston head on the A30 towards Bodmin, follow the dual carriageway for approximately 1 mile, taking the first exit sign posted Tregadillett/Trebursye. At the mini roundabout take the right hand turn going back under the A30 following the road around a left hand bend and taking the 2nd turning right at a triangle of grass. After a short distance take the first left hand turning by a cream house. Proceed along the country lane, descending down the hill, passing a white cottage on the right hand side to the T-junction. Turn left and follow the road along taking the right hand turning sign posted to Newmills, and the property will be found immediately on your left hand side. Map reference: OS Landranger Sheet 201:298/849.







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



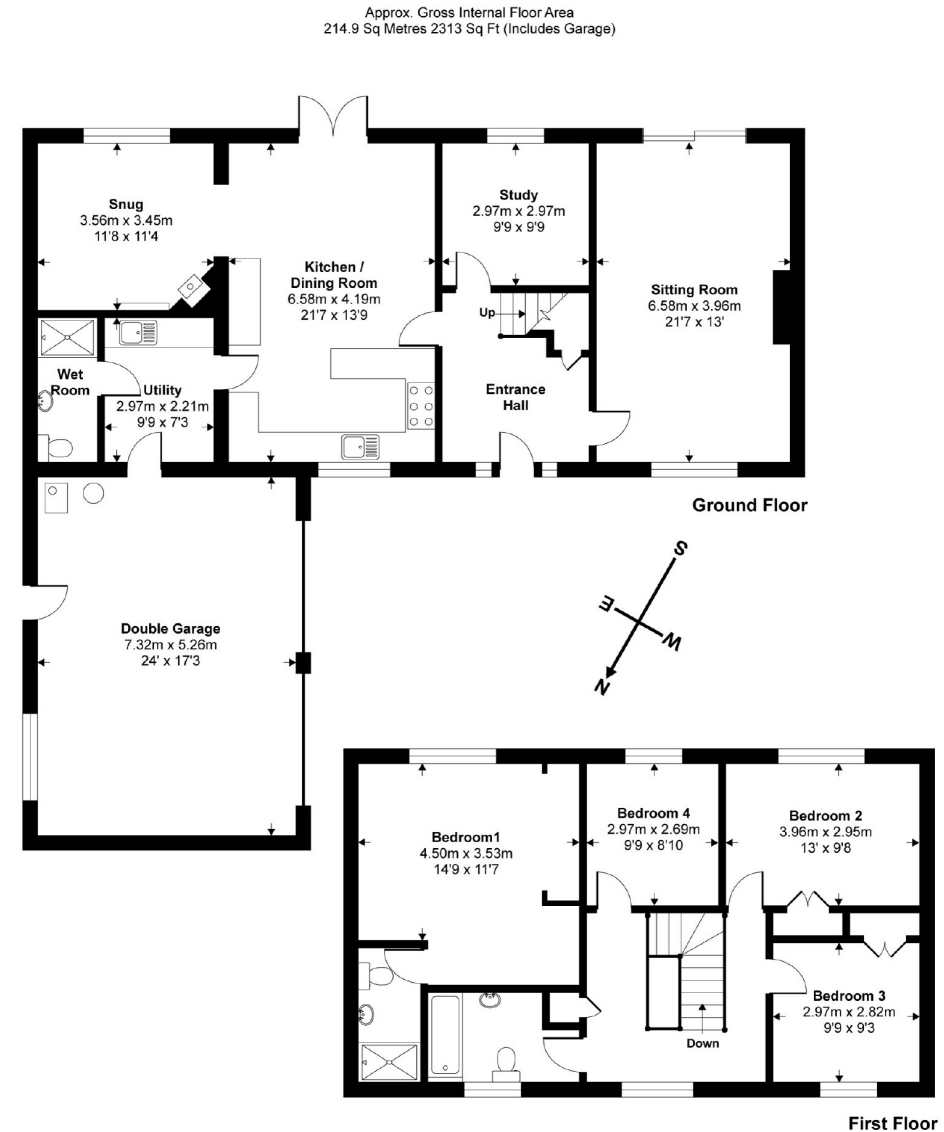
Stags

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Energy Efficiency Rating		Current	Potential
This energy-efficient - lower running costs			
20-100	A		92
81-100	B		
69-80	C		
55-68	D	68	
49-54	E		
41-48	F		
31-40	G		
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