



Lakefield





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Kensley Hill, Launceston, Cornwall, PL15 9LB

Town Centre 0.6 miles - Okehampton 17.8 miles - Exeter 42 miles

A period detached property with a tremendous range of outbuildings in a convenient location with rural outlooks

- Various Outbuildings
- Ample Off Road Parking
- Convenient Location
- Tenure: Freehold
- Range of Opportunities (STP)
- Rural Outlooks
- 3 Bedrooms
- Council Tax Band: D

Guide Price £550,000

## SITUATION

The property is well positioned on the outskirts of Launceston set amongst a generous plot and enjoying rural outlooks over the neighbouring farmland and beyond. Conveniently located on the fringes of Launceston, the town centre is approximately half a mile distant whilst Launceston itself offers numerous shops, sporting and social clubs, a fully equipped leisure centre and two 18-hole golf courses. There are doctors', dentists' and veterinary surgeries, 24-hour supermarket, M&S Food Hall and educational facilities available up to A-level standard. There is access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. The bus stops just outside the entrance to the property and provides access either way to the town of Launceston or Okehampton, which is roughly 18 miles away with access then to Exeter via train. At Exeter there is access to the M5 network, main line railway station serving London Paddington and an international airport.

## DESCRIPTION

A well cherished detached home constructed traditionally of stone and brick under a slate roof set amongst a generous plot with gardens, ample off road parking and a variety of useful outbuildings. The property and buildings offer a number of opportunities subject to gaining any necessary permissions, whilst the outbuildings offer a fantastic space for those looking for workshops and storage for campervans, classic cars and such like.





## ACCOMMODATION

The accommodation throughout is presented in fantastic order with a versatile layout and 2 staircases offer privacy in the principle bedroom away from the other accommodation. The side entrance from the parking area leads into the kitchen, fitted with a range of base and wall mounted units and space for freestanding appliances (the freestanding cooker, fridge/freezer and dishwasher can be included in the sale if required). Wooden interior doors lead on to the rest of the ground floor which presents a breakfast room, separate dining room and large sitting room with windows overlooking the front lawns. The sitting room has a prominent fireplace to one end with a multifuel burner and a store cupboard. The property is not short of storage with an understairs store cupboard, ground floor hanging space and separate cloakroom with WC and plumbing for a washing machine.

The first floor is separated by 2 staircases, with the principle bedroom having beautiful exposed wooden floors, windows with rural views and a separate shower room servicing this bedroom. The other side of the accommodation presents 2 further bedrooms, a family bathroom and a separate WC.

## OUTSIDE

The generous plot that the property sits within, offers a huge amount of space for parking, storage and gardens. Currently, the formal lawn to the front of the property is bounded by a feature stone wall and gated with a pathway to and flower beds around. The vibrant colours of various shrubs and flower beds continue around the parking area, laid to hardstanding with ample parking and turning space. A paved patio alongside the kitchen provides the perfect area to enjoy the afternoon sun whilst overlooking the gardens and neighbouring fields. The lower garden allows for a separate space currently used as a vegetable plot, with various outside taps and electric points around the premises.

The outbuildings are a huge bonus for those looking for workshop space, a gym, or for storing a range of vehicles with wide openings and high clearance for small tractors or campervans. Upon entering the property, the first set of outbuildings on the left hand side are the largest, divided into various rooms for parking, workshop space and storage. Power and light is connected with either large sliding doors or dual wooden doors. The car port in the top corner of the plot is currently used as a log store with stone and block walls whilst adjoining that is the remains of a redundant stone barn. Adjoining the property is an additional garage space, with power, light and water connected including drainage, offering the potential to be incorporated within the property (subject to gaining the necessary permissions).

## SERVICES

Mains electricity and water. Private drainage via septic tank (installed approximately 6 years ago). Electric heating with multifuel burning stove. Double glazed windows throughout. Broadband availability: Ultrafast and Standard ADSL, 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 vendors' appointed agents, Stags.

## DIRECTIONS

From Launceston Town Centre and Southgate Arch, follow the road along Exeter street until the T-junction and turn left onto the A388. Continue down the hill and at the roundabout, head straight across where the entrance will be immediately on the righthand side identified by a Stags for sale board.

what3words.com: ///still.camcorder.happily





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	1	76
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1704 sq ft / 158.3 sq m  
 Garage = 443 sq ft / 41.1 sq m  
 Outbuildings = 1473 sq ft / 136.8 sq m  
 Total = 3620 sq ft / 336.2 sq m

For identification only - Not to scale

**First Floor**

- Bedroom 1: 8.83 x 4.39m (22'5" x 14'5")
- Bedroom 2: 5.41 x 2.90m (17'9" x 9'6")
- Bedroom 3: 3.07 x 2.79m (10'1" x 9'2")

**Ground Floor**

- Workshop: 9.68 x 7.54m (31'9" x 24'9")
- Store: 4.75 x 3.96m (15'7" x 13')
- Dining Room: 5.36 x 2.84m (17'7" x 9'4")
- Sitting Room: 6.25 x 3.89m (20'6" x 12'9")
- Breakfast Room: 3.96 x 2.34m (13' x 7'8")
- Kitchen: 4.47 x 3.89m (14'8" x 12'9")
- Garage / Outbuilding 1: 6.27 x 5.05m (20'7" x 16'7")
- Garage / Store: 5.41 x 4.57m (17'9" x 15')
- Outbuilding 2
- Outbuilding 3: Carport 4.19 x 3.05m (13'9" x 10')

**RICS Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhtechcom 2024. Produced for Stags. REF: 1139555