





Tucked away in a quiet semi rural hamlet is this stunning former farmhouse (not listed). There are 4 bedrooms and 2 bathrooms. The home offers a good blend of character features including wooden floors, ceiling beams, fireplaces and flagstone floors. Outside the property has interesting landscaped cottage style gardens and off road parking.

From the covered porch you step into a wonderful kitchen/breakfast room with a range of shaker style units and a range stove housed in a chimney breast. Next to this is a built in pantry cupboard. From here stairs lead to the first floor and a door opens into the large sitting/dining room. The sitting area is centered around a wood burner housed in a stone chimney breast perfect for winter evenings. Beyond the sitting area is a dining area which is a great space to host family occasions. Adjoining the dining area is a door that leads into the useful utility room with built in cupboards, sink and plumbing for a washing machine plus a refitted ground floor shower room. Another door from the reception space takes you through to the double glazed conservatory which is a great spot to sit out in and enjoy the views over the cottage style garden.

On the first floor are 4 bedrooms all sharing a family bathroom. The master bedroom is a fantastic size filled with light from the 2 windows and vaulted ceiling exposing the wooden A frames. Bedrooms 2 and 3 are further doubles each with their own character features. Finally bedroom 4 is a single bedroom currently used as a hobbies room. The bathroom is well presented and has a matching 3 piece suite including a roll top bath.

Attached to the conservatory is the covered outside seating/dining area with a detached garden studio beyond. The cottage style garden are well stocked and have been planted with colour and interest planned throughout the year. There are several seating and eating areas plus a gate taking you down the private driveway to EV car charger.



- Supberb characterfull detached farmhouse (not listed)
- 4 Bedrooms and 2 bathrooms
- Character features throughout

- Generous sitting/dining with a open fireplace / Log Burner
- Farmhouse style kitchen/breakfast room

- Recently replaced roof
- Pretty cottage style gardens
- Off road parking with EV charging point

Situation

Truscott is a pretty semi rural hamlet with a collection of period and individual homes yet offering good access to the nearby villages of Egloskerry and Langore. A short drive away is the former market town of Launceston. Launceston is an ancient town steeped in history with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 8LA. What Three Words 'puppy.regrowth.airtime'. From Launceston proceed down St. Thomas Road through the traffic lights at Newport. At the roundabout take the second exit onto St. Stephens Hill. At the top of the hill turn left opposite St. Stephens Church signposted Egloskerry. Follow this road out of Launceston passing the Golf club and after 1.5 miles turn left signposted Truscott. Follow this road into the hamlet bearing sharp left where the property will be seen on your left hand side.





Entrance Porch

Kitchen / Breakfast Room
15'10" x 12'4" (4.85m x 3.76m)

Living Room / Dining Room
22'2" x 14'2" (6.77m x 4.32m)

Conservatory
12'0" x 10'1" (3.66m x 3.08m)

Utility Room
10'10" x 10'10" max (3.31m x 3.31m max)

Shower Room
9'8" x 6'3" (2.96m x 1.91m)

First Floor

Bedroom 1
14'4" x 14'3" (4.37m x 4.35m)
4.37m narrowing to 3.32m

Bedroom 2
15'4" x 8'6" (4.69m x 2.61m)

Bedroom 3
12'5" max x 9'3" (3.79m max x 2.83m)

Bedroom 4
11'0" x 7'6" (3.37m x 2.30m)

Bathroom

9'1" x 6'0" (2.77m x 1.83m)

Covered Seating Area
18'3" x 9'4" (5.58m x 2.86m)

Services

Mains Electricity and Water.
Shared Private Drainage
Oil Fired Central Heating.
Council Tax Band D

AGENTS NOTE

In the last 12 months our vendors have had the entire roof re-covered.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		25	91
(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			
England & Wales		EU Directive 2002/91/EC	



Truscott | Launceston



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.