





A beautifully appointed 4 bedroom detached converted mill set in a generous plot and offering seclusion and privacy yet circa 1.5 miles from the town centre and amenities. The property has some lovely countryside views with spacious living accommodation arranged over 3 floors which includes a ground floor annex.

The property is accessed via an impressive winding driveway which leads down to the property, which is in a small enclave of similar detached properties. The driveway then leads into the private drive for Old Mill, leading down to a parking and turning area where there is an open car port with provisional for a couple of vehicles.

Entrance to the property is via a storm porch into a hallway, where there are stairs to the first floor and access to the ground floor accommodation. There is a spacious inner hallway which has space for a desk and is utilised as a study area. There are two spacious double bedrooms which are a great size and provide plenty of character features such as a recessed fireplace in one of the rooms. There is also a useful shower room to service both bedrooms.

Stairs lead up to the first floor which is a fantastic space which comprises an open-plan dining and living room with a jack and jill wood burner. There are a wealth of character features including wooden floorboards, exposed stone walls and beams to the ceiling. From the living room, there are fantastic views across the surrounding countryside which includes double doors with a Juliette rail. A door from the dining room leads into an impressive open-plan kitchen and breakfast room, with a window overlooking the garden. A door leads into the garden room where there is a cloakroom with a WC and a door to the garden. The property is fully double glazed and has oil fired central heating throughout.

On the second floor, there are 2 further double bedrooms which enjoy a pleasant countryside outlook alongside a family bathroom.

The garden is established with a wide range of mature plants, shrubbery and trees and has a great views over the fields. At the top of the garden, there is a great seating area and vantage point overlooking the garden. The garden is a great space and offers great privacy, wrapping around all the property. There is a useful garden shed and there is independent access to the annex from a side door adjacent to the canopied entrance to the main property.



- Gorgeous Countryside Setting
- Well Maintained Gardens
- 4 Bedroom Property and Annex

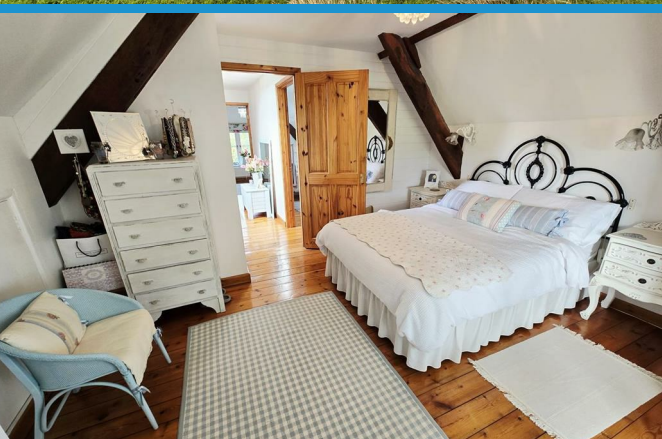
- Character Property
- Ample Parking and Carport
- Tucked Away Location

Situation

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 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 alongside the City's of Plymouth and Exeter in the other direction. 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 postal code for the property is PL15 9QT. From Launceston, you drive down Kensey Hill and continue straight on at the roundabout heading towards Lifton. As you drive along and the road arcs to the left hand side, there is a right hand turning into the shared driveway and there is a sign to indicate 'Old Mill'.



Entrance Hallway
10'10" x 5'10" (3.31m x 1.80m)
Including Stairs

Inner Hallway & Study
10'9" x 7'8" (3.30m x 2.34m)

Bedroom 1
19'8" x 10'11" (6.00m x 3.34m)
3.34m narrows to 2.34m

Shower Room
10'9" x 5'5" (3.28m x 1.67m)
3.28m narrows to 2.45m

Bedroom 2
15'8" x 9'0" (4.80m x 2.75m)

First Floor

Dining Room
13'9" x 11'0" (4.20m x 3.36m)

Living Room
19'9" x 9'0" (6.02m x 2.75m)

Kitchen / Breakfast Room
19'7" x 9'4" (5.99m x 2.87m)

Garden Room
11'8" x 8'0" (3.56m x 2.45m)
2.45m narrows to 1.47m

Cloakroom
5'7" x 2'10" (1.71m x 0.87m)

Second Floor

Bedroom 3
12'9" x 9'11" (3.91m x 3.04m)

Bathroom
10'9" x 5'10" (3.29m x 1.80m)
3.29m narrows to 1.84m
1.80m narrows to 1.09m

Bedroom 4
12'8" x 9'3" (3.88m x 2.83m)

Annex -

Living Room / Kitchen
19'10" x 9'8" (6.06m x 2.95m)

Shower Room
5'10" x 4'11" (1.79m x 1.52m)

Carport

Services

Mains Electricity and Water
Oil Fired Central Heating
Private Drainage - Septic Tank
Council Tax Band - D

| Energy Efficiency Rating | | |
|---------------------------------------------|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 44 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

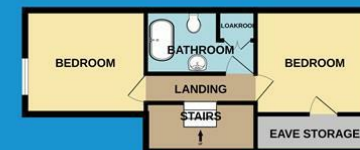
Ground Floor



First Floor



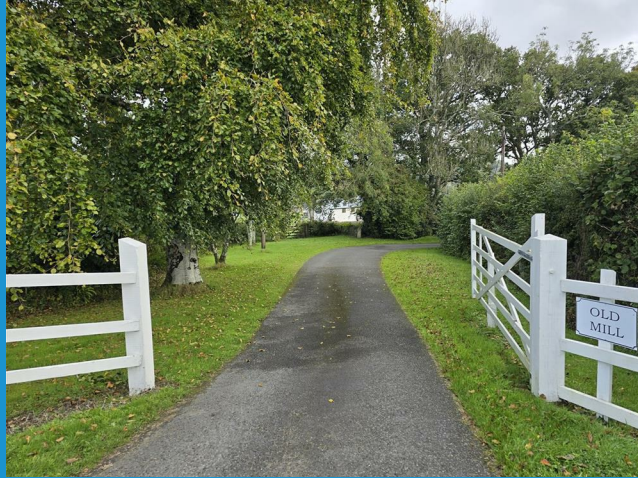
Second Floor



Town • Country • Coast



Old Mill | 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.