



**West Menheniot Old Farmhouse,  
Langore, Launceston, Cornwall, PL15 8LD**

Guide Price £495,000 Freehold





## **An impeccably presented, detached character property in the heart of a popular village**

- Kitchen/Breakfast Room
- Utility Room with Cloakroom
  - Lounge/Dining Room
    - Snug/Bedroom 5
- 4 Bedrooms (Master En Suite)
- Attractive Enclosed Gardens
- Ample Off Road Parking & Carport
  - EPC C & Council Tax D

**SITUATION** The property lies in the heart of Langore with its village green and thriving village hall with excellent community spirit, only 3 miles from the former market town of Launceston. At Launceston there are primary and secondary schools, supermarkets, doctors, dentists and veterinary surgeries together with numerous sporting and social clubs, a leisure centre and 2 testing 18-hole golf courses, 1.5 miles and 3 miles from the property.

The A30 is 2 miles away and links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.

**DESCRIPTION** Situated on the footprint of the original farmhouse, the property was reconstructed in 1994 using modern materials

and techniques to create a stylish property that retains character features alongside modern conveniences such as cavity wall insulation, double glazing and mains gas central heating. The property is presented in excellent decorative order throughout and the agents have no hesitation in recommending an early inspection.

The accommodation is illustrated on the floorplan and briefly comprises: glazed entrance porch with door into lounge/dining room with attractive wood floor, feature fireplace with woodburner, stairs rising to 1st floor and a door with step down to the family room/bedroom 5.

From the lounge, doors open to the kitchen/breakfast room comprising a range of base and wall shaker-style units with quartz worktops, integral pantry fridge, electric oven and microwave with pan storage above and below,



integral dishwasher, Quooker tap, 5-ring gas hob with extractor unit over and original slate flag floor.

Steps down to utility room with matching storage units, tiled slate floor, plumbing and appliance space for washing machine and tumble dryer, wall mounted mains gas boiler for central heating and hot water, stable door to rear garden and cloakroom with low flush WC and wash hand basin.

The first floor landing has doors to all rooms including the main bedroom which is double aspect with en suite shower room comprising a low flush WC, wash hand basin and shower cubicle. There are 2 further double bedrooms,

bedroom 4 (which has sloping ceilings) and a family bathroom with a panel enclosed jacuzzi style bath, low flush WC and wash hand basin.

**OUTSIDE** The property is approached from the parish road via its own private lane (shared with just one other property) and a wooden gate opening to the large gravel driveway providing parking for several vehicles and leading into the double carport.

Pathways either side of the property lead to the garden which is laid mainly to lawn with well defined hedge and fence boundaries providing a high degree of privacy. Timber summerhouse and a wide variety of shrubs and trees providing colour and interest throughout the year.

**SERVICES** Mains water, electricity and drainage. Mains gas fired central heating and double glazing. Council tax band: D. Full EPC document available on request. Broadband connected: FTTP. Mobile phone coverage: visit Ofcom website. Please note the agents have not inspected or tested these services.

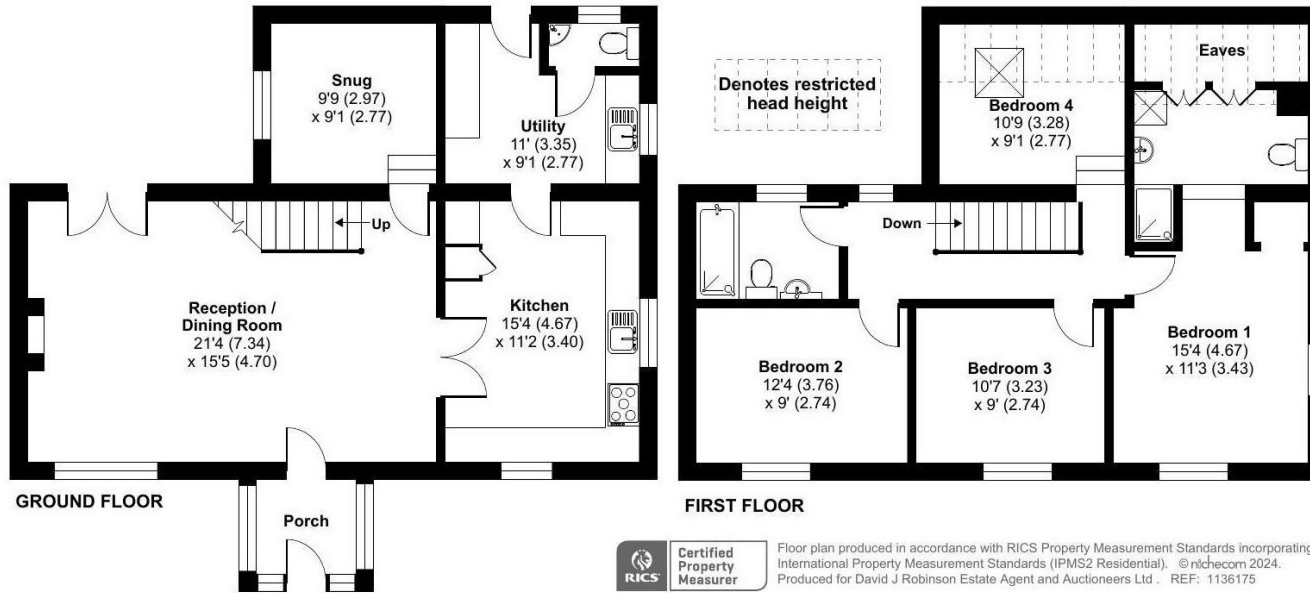
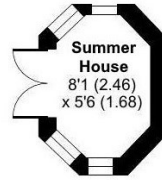
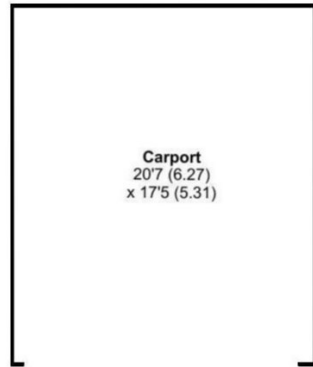
**VIEWINGS** Strictly by prior appointment with the vendor's appointed Agents, David J Robinson Estate Agents and Auctioneers.

#### **DIRECTIONS**

Sat Nav: PL15 8LD

What3Words: ///behalf.formless.intersect

Approximate Area = 1478 sq ft / 137.3 sq m (Excludes carport)  
 Limited Use Area(s) = 85 sq ft / 7.9 sq m  
 Outbuilding = 39 sq ft / 3.6 sq m  
 Total = 1602 sq ft / 148.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1136175



For more information or to arrange a viewing, please contact us:

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