



**Twinaways, St Stephens,  
Launceston, Cornwall, PL15 8RA**

Guide Price £675,000 Freehold





## A spacious, successfully extended listed farmhouse with no immediate neighbours and stunning rural views

- No Immediate Neighbours
- 4 Bedrooms (1 En Suite)
  - 3 Reception Rooms
- 1/2 Bed Interconnecting Annexe
  - Gardens & Paddock
  - Useful Outbuildings
    - 1.26 Acres In All
- EPC G & Council Tax C & A

**SITUATION** The property is situated 1.5 miles from the village of Egloskerry with a primary school, village hall and church. Launceston is approximately 2 miles away with a range of supermarkets, doctors, dentist, veterinary surgery, educational facilities to A-level and a leisure centre. There are two testing 18-hole golf courses nearby, 1.5 miles and 3 miles from the property.

The A30 is 3 miles distant and links the cathedral cities of Exeter and Truro. At Exeter there is access to the M5, a mainline railway station serving London Paddington, and an international airport.

**DESCRIPTION** A charming, detached, Grade II listed property which has been subject to ongoing improvements including a substantial extension to provide ancillary accommodation. As part of these improvements, the original farmhouse would benefit from some cosmetic finishing.

The accommodation is illustrated on the floorplan and briefly comprises: glazed entrance porch, dining room with slate floors, fireplace recess housing woodburner, door to entrance lobby, door to rear utility area with space and plumbing for washing machine. Bathroom comprising a panel enclosed bath with inset shower, wash hand basin and low flush wc.

From the lobby, door to lounge with oak effect floors, fireplace housing woodburner set on slate hearth, exposed ceiling beams, understairs storage cupboard, opening to sun room, door to second kitchen.

The second kitchen has a range of base and wall units with rolled-edge laminated worksurfaces, inset 4-ring ceramic hob, electric double oven, slate floor, opening to utility area, opening to large pantry with space for chest freezer, shelved alcove and base unit with cupboards and drawers. The



sun room has a door to the rear garden terrace and a door into the extension.

From the lobby, stairs rise to the first floor and 4 bedrooms, the main bedroom has an en suite bathroom comprising a freestanding bath, wash hand basin and low flush wc (sloping ceiling).

The extension has underfloor heating throughout and comprises a kitchen with a range of base and wall units with solid oak worksurfaces, underset ceramic sink, integral dishwasher, integral double oven, inset 4-ring hob. Opening to the lounge/dining room with vaulted ceiling, exposed beams, wood floors, feature wall with fireplace mantel and electric woodburner-style heater, door to the front and door to entrance hall. The hall has a door to the front, study/occasional bedroom, storage cupboard,

bathroom with low flush wc, bath with electric shower over and wash hand basin. The main bedroom has a vaulted ceiling and en suite shower room.

**OUTSIDE** Double wooden gates open onto the gravelled driveway providing parking for several vehicles. The gardens surround the property on 3 sides, laid mainly to lawn with well-defined hedge and fence boundaries.

There is a range of useful outbuildings including garage with wood store, timber workshop and tractor shed. Vegetable garden with greenhouse and small orchard area to side. Attached pergola ideal for entertaining and patio terraces to the rear of the property. Access to adjoining pasture paddock again with well-defined hedge and fence boundaries.

The property extends in all to 1.26 acres (or thereabouts).

**SERVICES** Mains water, mains electricity, private drainage (septic tank). Grade II listed. Bulk gas fired central heating. Council tax bands C & A. Full EPC document available on request. Broadband available: visit Openreach website. Mobile 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.

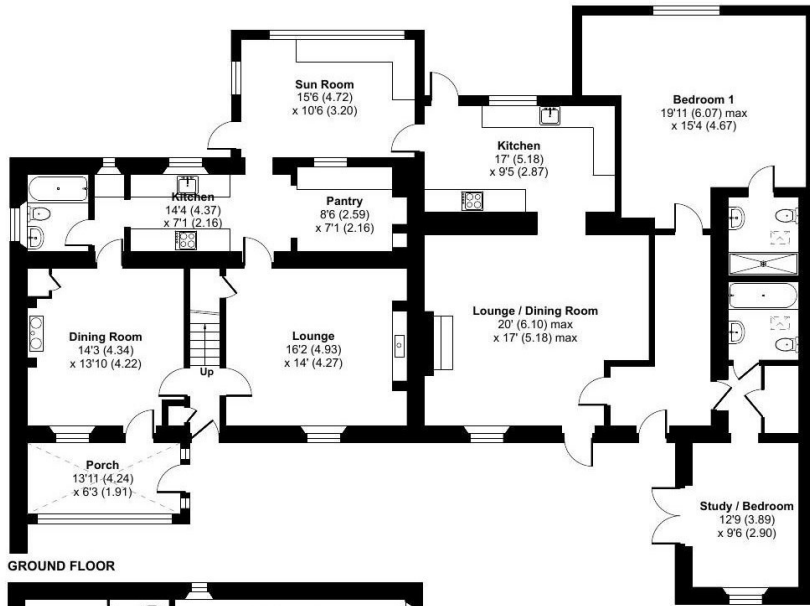
#### **DIRECTIONS**

Postcode SatNav: PL15 8RA

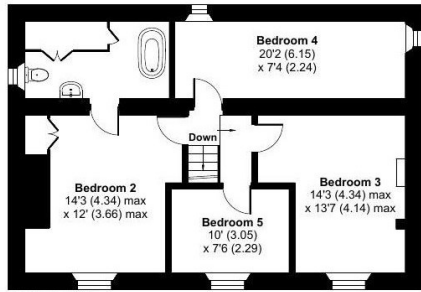
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Approximate Area = 3095 sq ft / 287.5 sq m  
 Outbuildings = 1054 sq ft / 97.9 sq m  
 Total = 4149 sq ft / 385.4 sq m

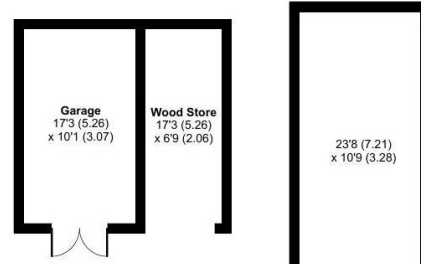
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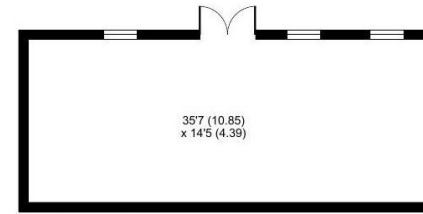
GROUND FLOOR



FIRST FLOOR



LOG STORE



TIMBER WORKSHOP



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1135596

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

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