



Western Meadows









**SITUATION** The property is in the heart of the rural hamlet of Newmills which lies less than 3 miles from Launceston town centre which has a range of supermarkets, doctors and veterinary surgeries together with a leisure centre and 2 testing 18-hole golf courses nearby. The A30 can be accessed at either Launceston or the nearby village of Tregadillett which has a well-respected gastro-pub, the Eliot Arms, a primary school and village hall. The A30 links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, a mainline railway station serving London Paddington and an international airport. The North and South Cornish coastlines, together with Bodmin Moor and Dartmoor are within reach.

**DESCRIPTION** A detached rural property offering beautifully presented family accommodation with income potential. The main house is of timber-frame construction, built in 1991 with landscaped gardens. Adjacent to the property is the glamping site which currently comprises 3 luxury safari tents with covered verandahs and woodburning hot tubs. Viewing is highly recommended to appreciate the full potential this property has to offer.

The accommodation of the main house is illustrated on the floorplan overleaf and briefly comprises: reception hall with stairs to first floor, study and dual aspect lounge with window to the front and patio doors to the garden.

The superb kitchen/dining room comprises a range of base, wall and drawer units with worktops over, single drainer sink, integral dishwasher, fridge/freezer and a Stoves range cooker existing of 5 ring convection hob, grill, two ovens (both fan assisted) and a slow cooker with extractor fan over. Doors to the garden, opening into the snug with woodburner, door to utility room which has worktops with sink unit and cupboards under, wet room and door to garage which houses the boiler.

The first floor has 4 bedrooms (master en suite) and a family bathroom.

**OUTSIDE** Accessed from the quiet country road, the driveway opens into an extensive tarmac parking area which leads to the integral double garage, which currently has been divided for storage areas.





The gardens are to the rear of the property and have been landscaped with a terraced lawn, above-ground ornamental pond and an extensive patio terrace, ideal for al fresco dining. At the top of the garden is an orchard with a variety of apple, pear, plum and medlar trees.

Adjoining the property is a well fenced and gently sloping pasture paddock. Atop the south slope of the paddock, overlooking the land as it falls gently down to the banks of the upper reach of the River Kensey, are 3 luxury safari tents. Each tent sleeps 6 with a kitchen area, wood-burning range, shower/WC, covered verandah and wood-burning hot tub. There is a separate visitor car park for guests. Further information regarding the glamping business is available on request.

The property extends in all to 3.516 acres or thereabouts.

**SERVICES** Mains water, mains electricity, private drainage (sewage treatment plant). Bulk oil fired central heating. Double glazed throughout farmhouse. Council tax band: E. Full EPC available on request. Broadband connected to farmhouse. Mobile coverage: visit Ofcom website. Please note the Agents have not inspected or tested these services.

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

**DIRECTIONS** From Launceston head along the A30 towards Bodmin for approximately 1 mile, taking the first exit signposted Tregadillett. At the roundabout take the 3rd exit, going back under the A30. Follow the road for approximately 300m and take the 2nd right hand turning, just after the bus stop. After approximately

100m, take the first left hand turning by the cream house, Oakcroft. Proceed along the country lane for just under half a mile, descending the hill and passing a white cottage (Trebursye Hill) on the right hand side. At the T junction, turn left and follow the road for just over half a mile, taking the right hand turning signposted to Newmills. The property will be found immediately on your left hand side.

Sat Nav Postcode: PL15 8SN

What3Words: ///exam.cattle.movements





# Western Meadows, Underlane, Launceston, Cornwall, PL15 8SN

Launceston 3 miles - A30 2 miles  
Plymouth 28 miles - Exeter 45 miles

- 3 Luxury Safari Tents
  - 4 Bedroom House
- Stunning Kitchen/Dining Room
  - 3 Reception Rooms
- Integral Double Garage
- Landscaped Gardens
  - 3.5 Acres in Total
- EPC D & Council Tax E

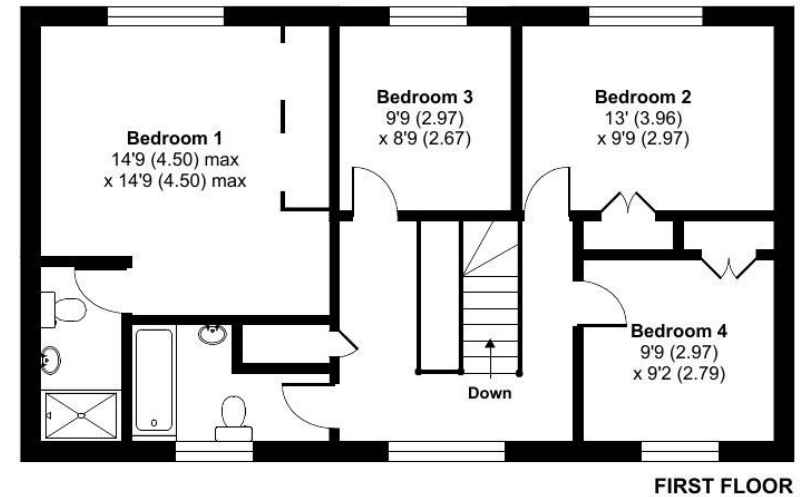
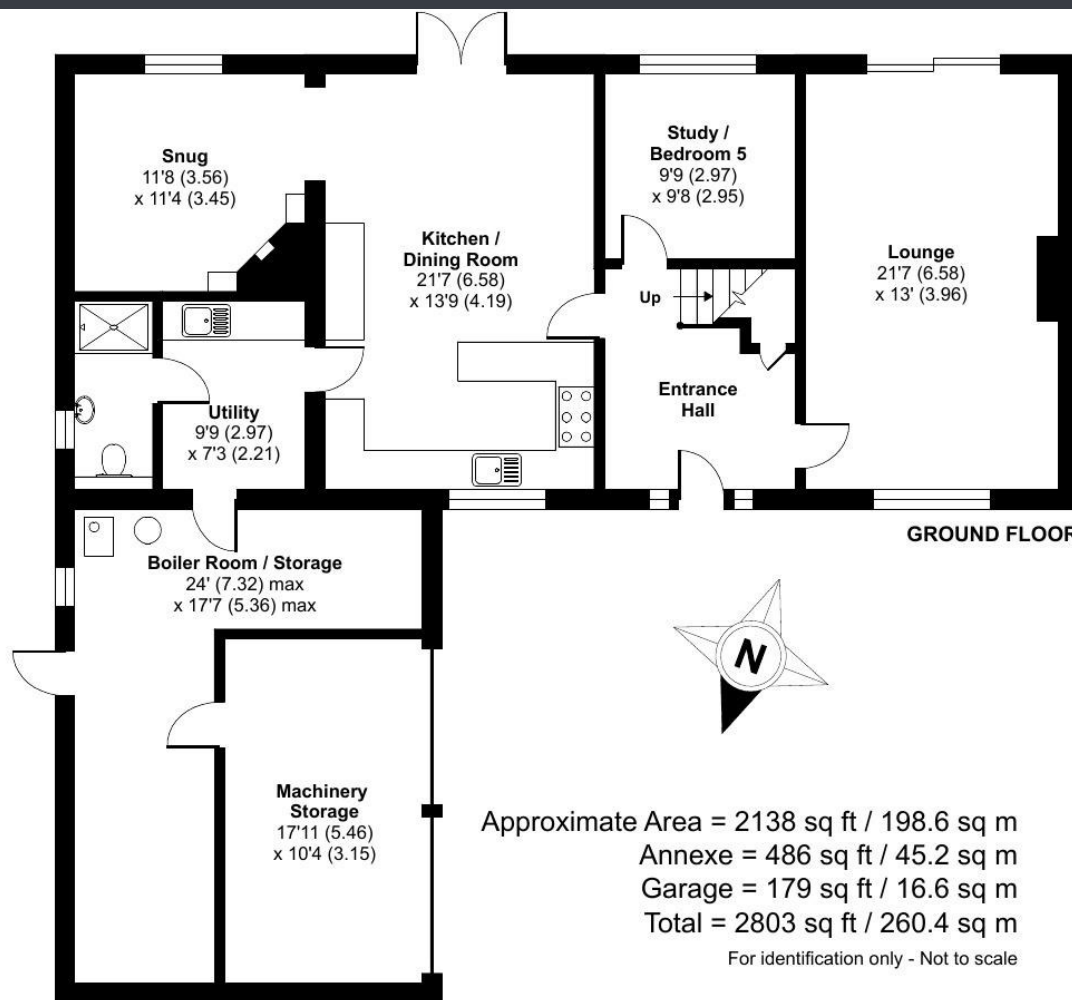


**“An impeccably presented residence in a peaceful yet accessible rural hamlet with an established glamping business”**

**Guide Price £850,000 Freehold**



**DAVID J ROBINSON**  
ESTATE AGENTS & AUCTIONEERS

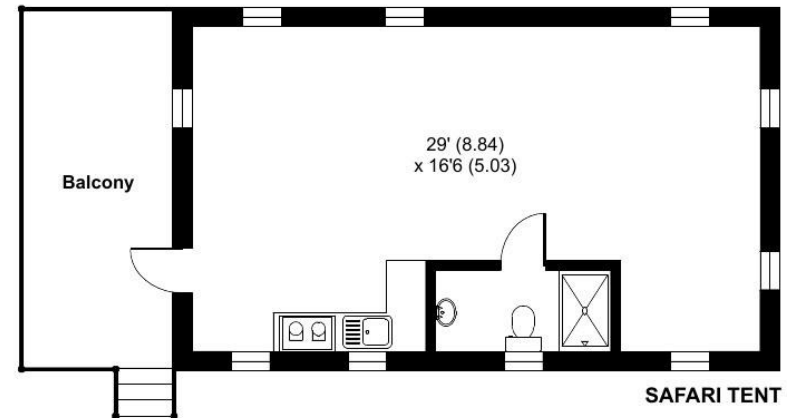


**Boiler Room / Storage**  
24' (7.32) max  
x 17'7 (5.36) max

**Machinery Storage**  
17'11 (5.46)  
x 10'4 (3.15)



Approximate Area = 2138 sq ft / 198.6 sq m  
Annexe = 486 sq ft / 45.2 sq m  
Garage = 179 sq ft / 16.6 sq m  
Total = 2803 sq ft / 260.4 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). © nichecom 2024.  
Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1155086

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

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