



**Endslea House, Egloskerry,
Lauceston, Cornwall, PL15 8SG**

Guide Price £350,000 Freehold





A charming detached period cottage on the edge of a popular rural village

- 3 Bedrooms
- Bathroom & Cloakroom
- Kitchen/Breakfast Room
 - 2 Reception Rooms
 - Sunroom
- Enclosed Rear Garden
 - Off Road Parking
- EPC F & Council Tax C

SITUATION The property is situated on the fringes of Egloskerry, a popular village with primary school and village hall. The village has a twice daily bus service to Launceston which is only 4 miles distant with a range of supermarkets, doctors, dentists and veterinary surgeries, further educational facilities and 2 testing 18-hole golf courses nearby.

At either Launceston or Kennards House there is access to the A30 trunk road which links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway, a mainline railway station serving London Paddington, and an international airport. The property lies some 13 miles from the majestic North Cornish coast with its wide range of sandy beaches and cliff walks.

DESCRIPTION A detached cottage built in the 1850s of stone and brick construction beneath slate tiled roof. The property has been the cherished home of the current vendor for the last 22 years.

The accommodation is clearly illustrated on the floorplan and comprises: entrance hall with stairs to the first floor, door into lounge with slate fireplace, window to the side aspect enjoying distant rural views, glazed door into sun room with tiled floor, polycarbonate roof and attractive stained glass feature windows.

From the entrance hall door into vestibule with doors to cloakroom with low flush WC, pedestal wash hand basin. Dining room with attractive slate flag floors, window to front aspect, fireplace with woodburner set on tiled hearth with back boiler. The kitchen/breakfast room is double



aspect with a range of base and wall mounted units with laminated work surfaces, electric double oven with pan storage above and below, inset 4 ring ceramic hob, space and plumbing for washing machine. Door into rear glazed porch housing the base level oil fired boiler for central heating and hot water and door to side garden.

To the first floor is a split-level landing with doors to all rooms. Bedroom 1 is double aspect with exposed wood floors and views over farmland. Bedroom 2 has similar views and enclosed staircase leading to a most useful attic space. Bedroom 3 is double aspect with exposed wood floor, sloping ceiling and wash hand basin. The family bathroom comprises a cast iron bath, low flush WC, shower cubicle, pedestal wash hand

basin and airing cupboard housing the factory lagged hot water tank with fitted immersion.

OUTSIDE To the front is a concrete drive providing parking for 2 vehicles. There is an existing substantial shed, with power and light, which can be reduced in size to create further parking, if required.

Gate into the garden with attractive gravelled seating area, well defined hedge and fence boundaries, inground ornamental pond and further timber shed. There is a further garden area which is laid mainly to lawn.

SERVICES Mains water, mains electricity, mains drainage. Bulk oil-fired central heating. Council tax

band C. Full EPC available on request. Broadband connected: FTTP. Mobile phone coverage: visit Ofcom website. Please note the agents have not inspected or tested services.

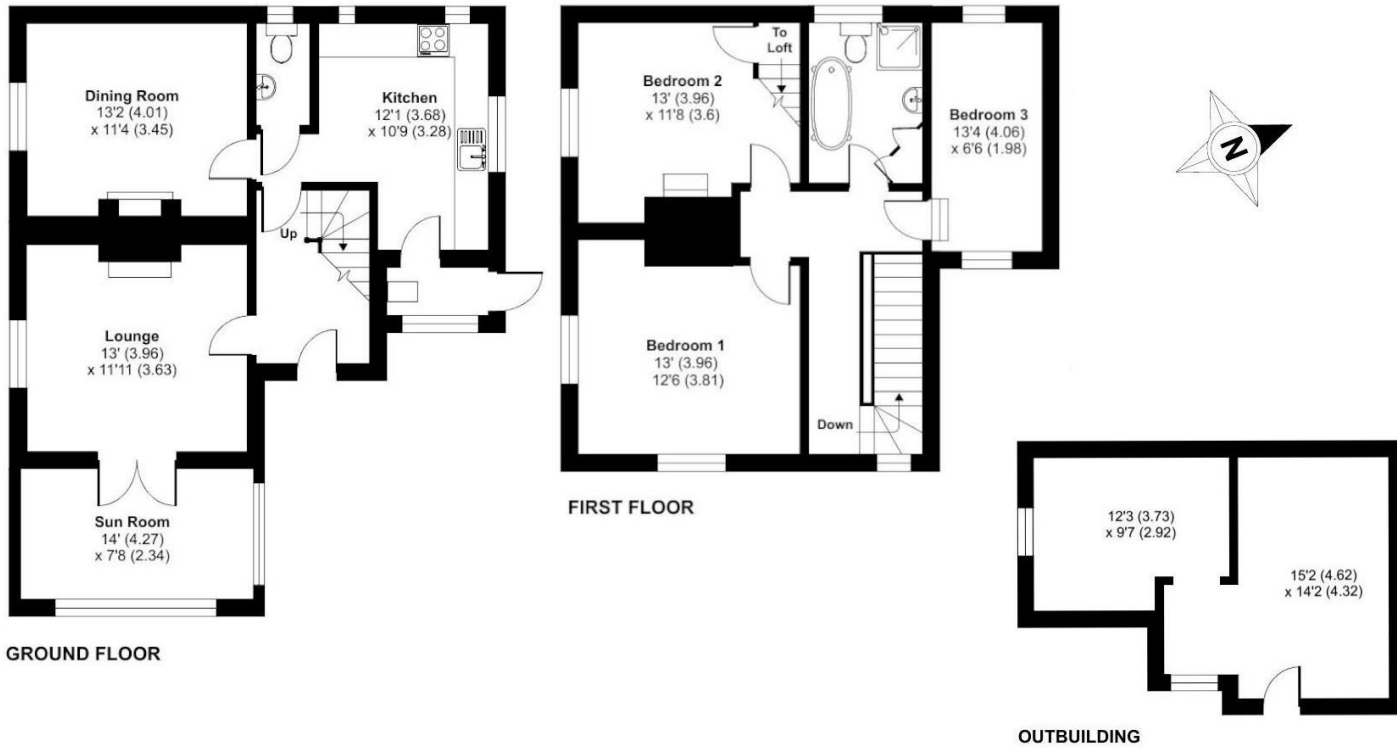
VIEWINGS Strictly by prior appointment with the vendor's appointed Agents, David J Robinson Estate Agents and Auctioneers.

DIRECTIONS

Sat Nav: PL15 8SG

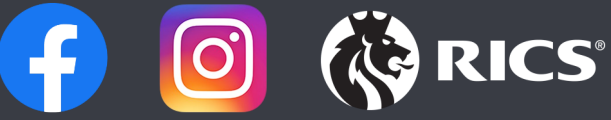
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Approximate Area = 1305 sq ft / 121.2 sq m
 Outbuilding = 288 sq ft / 26.8 sq m
 Total = 1593 sq ft / 147.9 sq m
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1153630

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