



**Streamside, Middlewood,
Launceston, Cornwall, PL15 7NN**

Guide Price £695,000 Freehold





A detached character property on the fringe of a peaceful hamlet overlooking the Lynher Valley

- Character Features
- 4/5 Bedrooms (1 En Suite)
- Lounge/Dining Room
- Kitchen/Breakfast Room with Balcony
- Bathroom & Shower Room
 - Timber Workshop
 - 1 Acre In All
- EPC F & Council Tax C

SITUATION The property is on the edge of the small hamlet of Middlewood which lies in a sheltered lee of the majestic Bodmin Moor which provides some of the finest walking in the West Country. Upton Cross and Lewannick lie some 3 miles away with general stores catering for day to day needs, primary schools and a pub and post office at Lewannick. Upton Cross is also home to the renowned Sterts open air theatre. Launceston is 7.5 miles to the north with supermarkets, doctors, dentists, veterinary surgeries, leisure centre, 2 testing 18-hole golf courses and access to the vital A30.

Liskeard is 8 miles south with a main line railway station serving London Paddington (via Plymouth) and access to the A38. The A38 and A30 both lead to Exeter which has access to the M5 motorway network, mainline railway station

serving London Paddington and an international airport.

DESCRIPTION Converted by the current vendors to create a comfortable family home, this quietly located detached property is presented in excellent decorative order throughout.

The inverted accommodation is illustrated on the floorplan and briefly comprises: steps up to the front door opening to the entrance hall with storage cupboard and an opening into the triple aspect lounge/dining room with vaulted ceiling, exposed beams, wood floors, multi-fuel burner on raised slate hearth, glass balustrade with stairs to the ground floor and double doors to a Juliet balcony.

From the hall, double doors open to the kitchen/breakfast room comprising a range of gloss



white base and wall units with granite worktops over, central island with drawers and cupboard under and a breakfast bar, inset ceramic hob with extractor over, appliance space for large fridge/freezer, integral double oven, double doors to a Juliet balcony and double doors leading out onto the balcony overlooking the gardens to the Lynher valley beyond. Door to study/bedroom 5 which is dual aspect with wood floors.

Stairs lead down to the ground floor with doors to all rooms. There are 4 bedrooms, the main bedroom has double doors onto the rear garden terrace and an en suite shower room. Family bathroom and separate shower room with multi-paned door to the garden. The utility room has plumbing and space for washing machine and

tumble dryer, stainless steel sink and oil fired boiler for central heating and hot water.

OUTSIDE Approached through a 5-bar gate to a cobbled parking area for several vehicles. Gates open to the timber workshop and adjoining store room which could be converted to stables if required. PV solar panels on the workshop provide an additional electricity supply. Two pasture paddocks one of which borders the River Lynher.

The property extends in all to 1 acre or thereabouts.

SERVICES Mains electricity, mains water, oil fired central heating. Drainage is a pumped system to

the mains. Council tax band: C. Full EPC available on request. Broadband available: Visit Openreach website. Mobile coverage: Visit Ofcom website. Please note the agents have not inspected or tested these services.

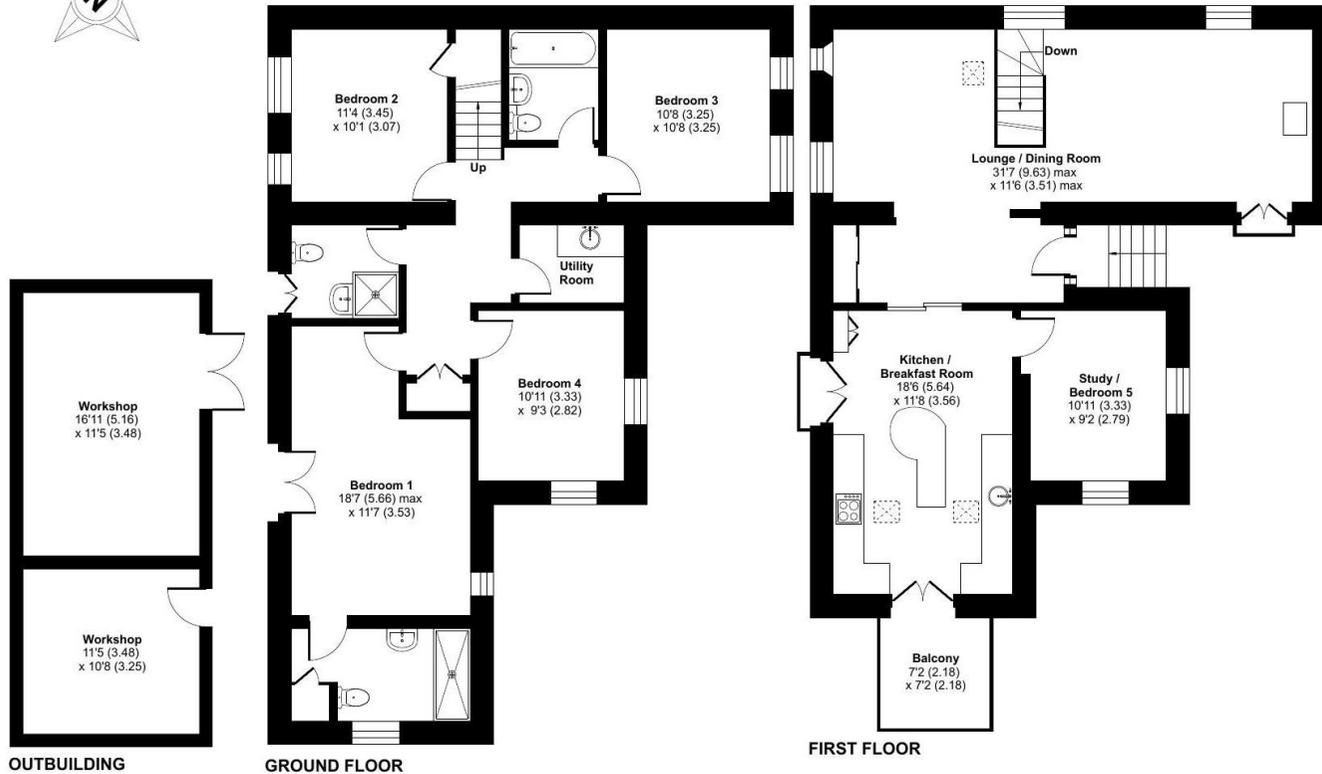
VIEWINGS Strictly by appointment with the vendors' appointed agents, David J Robinson Estate Agents & Auctioneers.

DIRECTIONS

Sat Nav: PL15 7NN

What3Words: ///shrubbery.helper.oval

Approximate Area = 1696 sq ft / 157.5 sq m
 Outbuildings = 319 sq ft / 29.6 sq m
 Total = 2015 sq ft / 187.1 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). © nchecon 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1125014

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

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



David J Robinson Estate Agents & Auctioneers Ltd assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure these particulars are accurate, the text, photographs, plans, measurements and distances are for guidance only. The Agents have not tested or inspected any services or facilities. Interested parties must satisfy themselves by inspection or otherwise.

DAVID J ROBINSON
 ESTATE AGENTS & AUCTIONEERS