



**Two Acres, Under Lane,
Launceston, Cornwall, PL15 8SN**

Guide Price £750,000 Freehold





Beautifully presented detached family home full of charm and character, set in a peaceful yet accessible rural location

- 4 Bedrooms & Family Bathroom
 - Lounge/Dining Room
 - Garden Room
- Kitchen/Breakfast Room
- Outbuildings & Stables
- Gardens & Grounds Amount to 1 Acre
 - Additional Land Available By Separate Negotiation
 - EPC E & Council Tax E

SITUATION The property lies in the rural hamlet of Newmills, less than 3 miles from Launceston, which has a range of supermarkets, doctors, dentists and veterinary surgeries together with a leisure centre, educational facilities 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 traditional village pub, the Eliot Arms, a primary school and a thriving village hall.

The A30 links the cathedral cities of Exeter and Truro. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an International Airport. The North and South Cornish coastlines together with Bodmin Moor and Dartmoor are within easy reach.



DESCRIPTION A most appealing detached country property which has been subject to considerable expenditure and improvement by the current vendors to provide a home of quality and comfort.

The accommodation is illustrated on the floorplan and comprises: a most attractive oak and slate roofed canopy storm porch with door into the spacious entrance hall with tiled flooring, stairs to first floor and door into study with window. The lounge/dining room has oak flooring, inglenook fireplace housing a wood burner, windows to the front aspect and door into the garden room with tiled underfloor heating, wooden framed windows and doors opening onto an extensive paved patio terrace, ideal for al fresco entertaining.

The kitchen/breakfast room has a range of base and wall mounted units with granite worktops over, Island unit with stool recess, attractive terracotta style tiled floor and door into the rear hallway with



cloakroom and utility room with base level oil fired boiler, plumbing and appliance space for washing machine and tumble dryer. Door to outside.

The first floor landing is remarkably spacious with an airing cupboard and decorated with William Morris patterned wallpaper. There are 4 good sized bedrooms and a family bathroom which comprises a panel enclosed bath, low flush WC, walk in shower cubicle and pedestal wash hand basin.

OUTSIDE Accessed from a quiet parish road via a pair of entrances, one leading to the property and the other to the purpose built stables.

To the side of the property is a gravelled parking area for several vehicles with access leading to the garage/store. The gardens are a feature of the

property having been greatly landscaped by the current vendors with its extensive stone faced retaining walls, glass balustrades and patio areas. There are a range of useful outbuildings comprising tool store, workshop and a detached timber office/studio with power, light and internet connected.

The secondary access drive leads to the purpose built stables comprising 3 stables, tack room, hay store and covered area with power and light connected, which can easily be adapted into numerous alternative uses. Pair of post and rail pony paddocks. The gardens and grounds amount to 1 acre (or thereabouts).

AGENT'S NOTE There is an opportunity to purchase 7 acres of permanent pasture, located less than 50 yards from the property, by separate negotiation.

SERVICES Mains water and mains electricity. Private drainage. Oil fired central heating. Double glazed throughout. Council tax band E. Full EPC documentation available on request. Broadband: FTTP. Mobile coverage: visit Ofcom website. Please note the Agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment with vendor's appointed Agents DJR Estate Agents and Auctioneers.

DIRECTIONS

Sat Nav : PL15 8SN

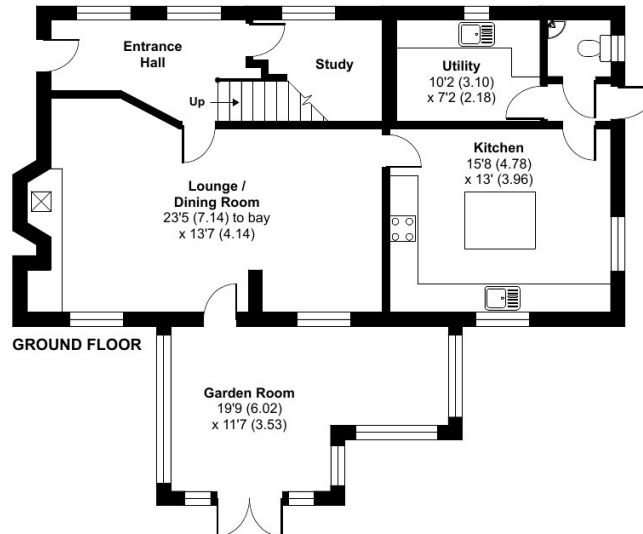
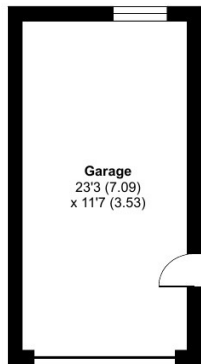
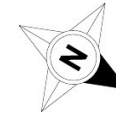
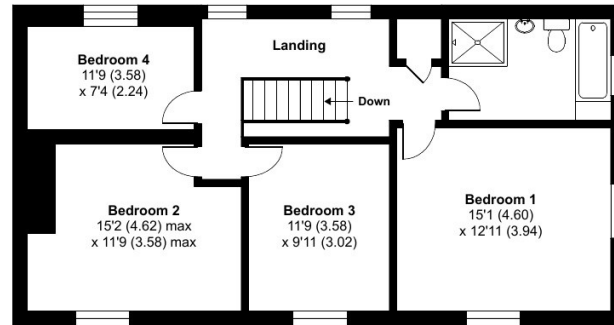
What3Words: ///proudest.ponies.ordinary

Approximate Area = 1889 sq ft / 175.4 sq m

Garage = 272 sq ft / 25.3 sq m

Total = 2161 sq ft / 200.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1238514



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

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