



**Fullers Earth, Yeolmbridge,
Launceston, Cornwall, PL15 8NH**

Guide Price £349,950 Freehold





A remarkably spacious detached property in a desirable hamlet location within easy reach of Launceston

- 4 Bedrooms
- Bathroom & Shower Room
 - 2 Reception Rooms
 - Kitchen & Utility Room
 - Attached Single Garage
- Low Maintenance Garden
 - Off Road Parking
 - EPC D & Council Tax E

SITUATION Located in the heart of the small hamlet of Wringsdown on the edge of the popular village of Yeolmbridge with its thriving community spirit and only 2.5 miles from the former market town of Launceston.

Launceston has a comprehensive range of shopping facilities including supermarkets, doctors, dentist and veterinary surgeries together with educational facilities, numerous sporting clubs, places of worship, fully equipped leisure centre and 2 testing 18-hole golf courses nearby. Werrington Community Primary School is approximately 1 mile from the property.

The vital A30 can be accessed at Launceston which connects the Cathedral cities of Exeter and Truro. The popular North Cornish coastal resort of Bude is 16 miles to the north where there is extensive sandy beaches and cliff land walks.

DESCRIPTION A most comfortable detached property built in the 1980s of block construction beneath a tiled roof, with part-rendered and stone-faced walls. The following spacious accommodation is clearly illustrated on the floorplan and briefly comprises: entrance porch with door into the entrance hall with stairs rising to the first floor. The lounge has windows to the front and side aspects, feature fireplace housing a wood burner and an archway opening into the dining room.

The kitchen boasts a range of base and wall mounted units, inset sink with mixer tap, inset hob with extractor over, built-in electric double oven with pan storage above and below. Door into utility room with a base unit, inset sink, plumbing/appliance space for washing machine and tumble dryer, access to the rear garden and door into the downstairs shower room with walk-



in shower, wash hand basin and low flush WC.

To the first floor there is a spacious landing with an airing cupboard and doors to all 4 bedrooms each of which have the added benefit of storage cupboards. The family bathroom has a panel enclosed bath with shower head over, low flush WC and wash hand basin.

OUTSIDE The property is approached via a quiet country lane with wooden gates opening onto an extensive tarmac driveway leading to the attached garage with metal up and over door, power and light connected. There is a small lawned garden to the front.

A pathway leads to the front door and then

continues to the side where there is an area of astroturf and a private courtyard area.

SERVICES Mains water, electricity and 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.

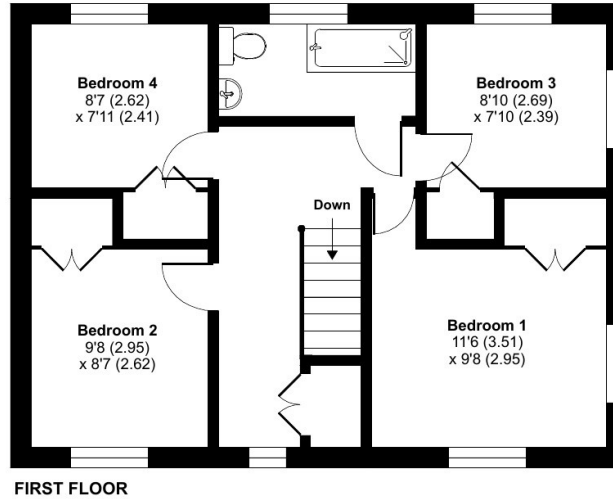
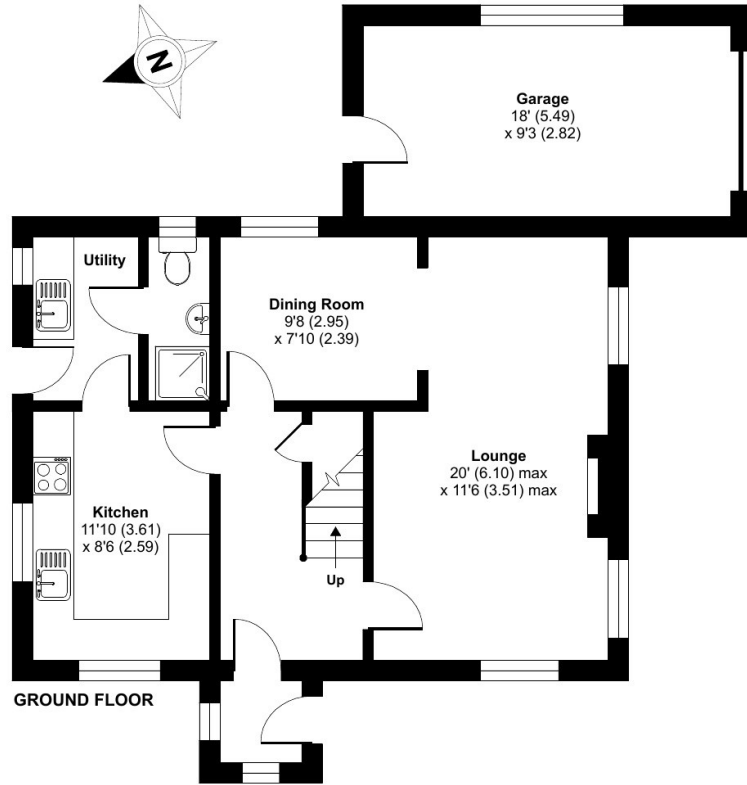
VIEWINGS Strictly by prior appointment with vendor's appointed Agents DJR Estate Agents and Auctioneers.

DIRECTIONS From Launceston take the B3254 road signposted Bude. On crossing the River Ottery at Yeolmbridge, take the first turning on the left-hand side, remain on this road for approximately 0.4 miles and the property will be found on the right hand side easily identified by the For Sale board.

Sat Nav: PL15 8NH

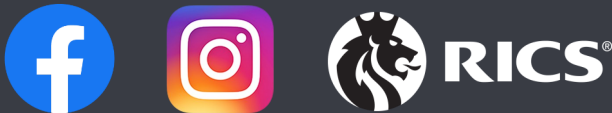
What3 Words: ///fruits.townhouse.reds

Approximate Area = 1184 sq ft / 110 sq m
 Garage = 168 sq ft / 15.6 sq m
 Total = 1352 sq ft / 125.6 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). © nñcheom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd . REF: 1279882

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