KIVELLS

Penhole House

Coads Green, Launceston, Cornwall, PL15 7LZ





Penhole House

Coads Green, Launceston, Cornwall, PL15 7HN

Guide Price: £675,000

Elegant five double bedroom Grade II listed link detached period home

Spacious and versatile reception accommodation

Beautifully presented throughout

Extensive walled gardens and ample parking

Heated swimming pool and detached stone outbuilding

Peaceful rural setting with countryside views

EPC Rating - E



Description

Striking 200 year old detached period residence

Penhole House is a striking 200 year old detached period residence set within generous private grounds in a sought-after and peaceful rural position. Full of charm and character, the property features high ceilings, sash windows, exposed beams, ornate coving and attractive fireplaces, beautifully complemented by stylish contemporary finishes.

The well-presented accommodation is arranged over two floors and includes a formal dining room, cosy snug, spacious living room, study / home office and an impressive triple-aspect kitchen with AGA and central island, together with a utility room and cloakroom.

To the first floor are five well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, all served by a beautifully appointed family bathroom. Many rooms enjoy delightful countryside views.

Approached via a tarmac driveway to the rear, the property offers ample off-road parking and beautifully enclosed walled gardens to the front. Thoughtfully arranged, the grounds comprise lawns, paved terraces and private seating areas, complemented by mature planting.

Double gates lead to a further enclosed area with a heated swimming pool, patio, pergola, vegetable beds and a useful storage shed, while a detached stone outbuilding and attractive granite archways add further appeal.





Accommodation

ENTRANCE LOBBY:

Accessed via part glazed entrance door. Window to the side elevation. Pendant light fitting and granite flooring. Wooden door leads through to:-

ENTRANCE HALLWAY:

An impressive staircase rises to the first floor, with doors leading to all principal ground floor rooms. Features include wooden panelling, fitted carpeting, an elegant archway supported by ornamental corbels and a statement chandelier.

DINING ROOM:

A sash window to the front elevation overlooks the front garden and is complemented by traditional wooden shutters. A marble fireplace with slate hearth and inset wood-burning stove provides an attractive focal point. Additional features include fitted carpeting, two radiators, built-in base storage cupboards set within arched alcoves, and ornate coving with decorative plaster frieze. There is ample space for a large dining table and accompanying furniture.

SNUG:

Accessed from the entrance hall. Window to the rear elevation. Character features include exposed beams and painted stonework. The room benefits from fitted carpeting, a radiator, a feature electric fire, a combination of wall and downlights, and a floor-to-ceiling storage cupboard. There is also space for a reading or study area.

STUDY / HOME OFFICE:

Enjoying dual-aspect windows to the front and side elevations, this versatile room features LVT flooring, exposed beams and spotlights, making it ideal as a study or home office.

CLOAKROOM:

Comprising a concealed cistern W.C. with a fitted Shaker-style cabinet and stone-effect countertop, inset wash hand basin with mixer taps and cupboard beneath. Further features include half-height wooden panelling, slate tiled flooring, radiator, downlights and extractor fan. A wooden door leads through to the:-







Accommodation

UTILITY ROOM:

Window to the rear elevation and external door providing access to the rear. Fitted with a range of base and wall units with tiled splashbacks having inset stainless steel sink with mixer tap and drainer, space and plumbing for a washing machine and tumble dryer. The room also houses the boiler and benefits from slate tiled flooring, traditional marble shelving and a useful storage cupboard. A door leads through to:-

---

REAR ENTRANCE HALLWAY:

uPVC stable door to the rear. Slate tiled flooring, pendant light fitting and access to the loft hatch. A wooden door opens into the:-

---

KITCHEN:

A beautifully appointed triple-aspect room with windows to the rear and side elevations and patio doors opening onto the front garden. Rich in character, the kitchen features exposed beams, painted stonework and slate tiled flooring. Fitted with a range of base and wall units with granite work surfaces over, incorporating an inline sink with granite draining board and mixer taps, tiled splashbacks, integrated dishwasher, oven and inset electric hob. American fridge freezer (included). A traditional AGA with overhead extractor fan is set within a striking stone inglenook fireplace with exposed Oak beam and stone surround, creating a superb focal point. A generous central island provides additional workspace, while there is ample room for a dining table illuminated by three pendant light fittings.

LIVING ROOM:

A delightful reception room with a sash window to the front elevation overlooking the garden and fitted with wooden shutters. An ornate plaster frieze and decorative coving enhance the room's period charm. The marble fireplace with slate hearth and inset wood-burning stove creates a welcoming atmosphere, while built-in storage cupboards set within an arched alcove provide practicality. The room also benefits from fitted carpeting and two radiators.







Accommodation

FIRST FLOOR LANDING:

Accessed via staircase with wooden panelling rising from the entrance hallway. A sash window to the rear elevation provides natural light. Features include fitted carpeting, wooden panelling, radiator, ornate coving and a chandelier.

BEDROOM TWO:

Sash window to the rear elevation incorporating a window seat. The room benefits from fitted carpeting, recessed spotlighting, built-in storage cupboards and a radiator, with ample space for a double bed and freestanding bedroom furniture.

BEDROOM FIVE:

Window to the side elevation. Exposed wooden beams, fitted carpet, spotlights, radiator and chandelier. Door leading to a storage cupboard. Ample space for a double bed and freestanding bedroom furniture.

BEDROOM THREE:

A sash window to the front elevation enjoys attractive countryside views. Additional features include fitted carpeting, radiator, decorative picture rail, chandelier, walk-in wardrobes and a built-in cupboard. A cast iron feature fireplace with slate hearth further enhances the room's character.

BEDROOM FOUR:

Sash window to the front elevation with countryside views. Fitted carpeting, radiator, decorative picture rail and chandelier. The room offers ample space for bedroom furniture.







Accommodation

The Room Guide

MASTER BEDROOM:

A spacious and elegant bedroom with a sash window to the front elevation enjoying far reaching countryside views. Features include fitted carpeting, radiator, decorative picture rail, chandelier, walk-in wardrobes and two separate built-in cupboards. A cast iron feature fireplace with slate hearth adds further character. A door leads to the:-

---

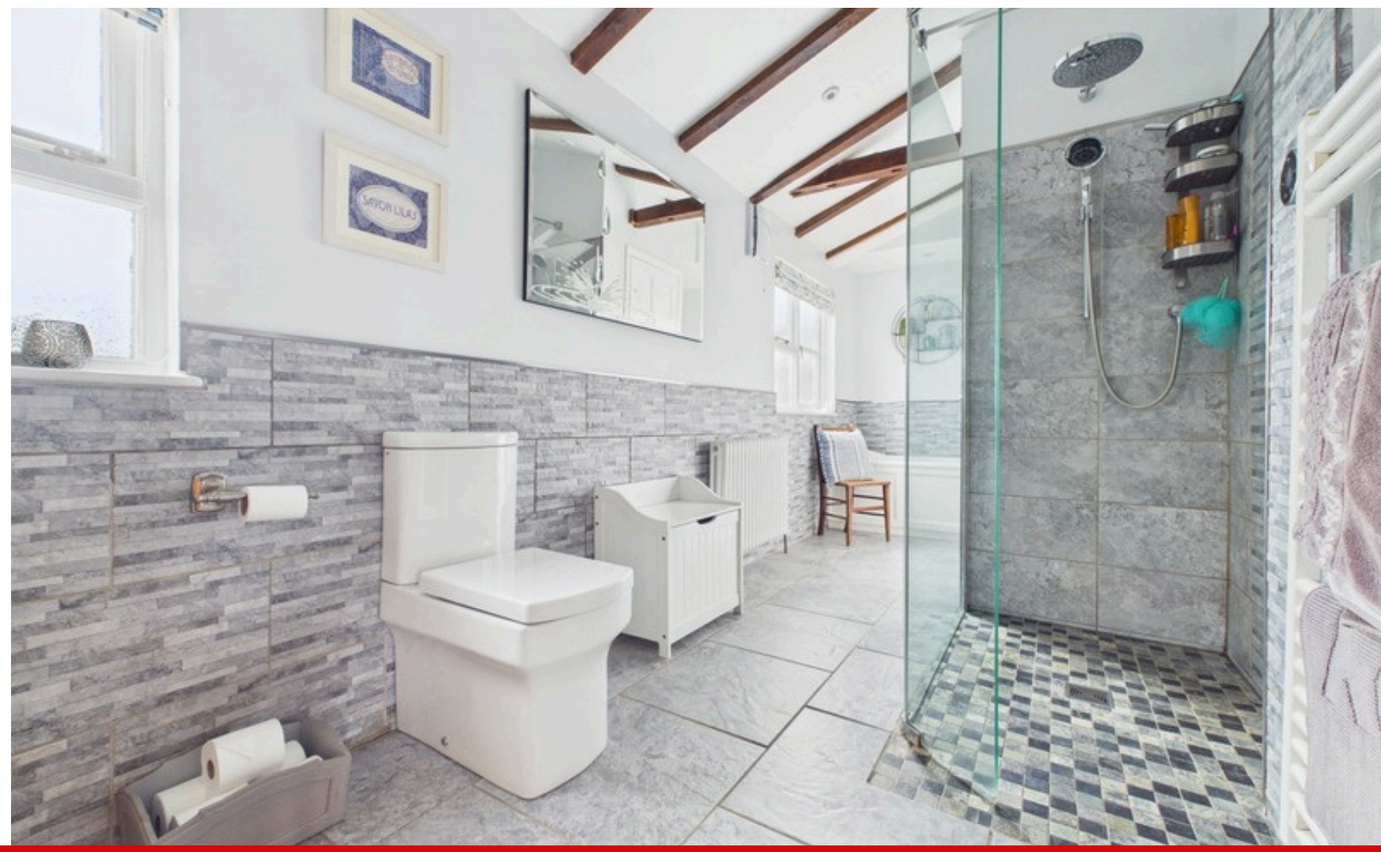
EN-SUITE SHOWER ROOM:

Beautifully appointed with floor-to-ceiling tiling and comprising a corner shower enclosure with rainfall shower, concealed cistern W.C., vanity wash hand basin with mixer taps and illuminated mirror above. Further benefits include tiled flooring, heated towel rail, recessed downlights and extractor fan.

BATHROOM:

Two obscure-glazed windows to the rear elevation provide natural light, while exposed beams add character. The suite comprises a panelled bath with mixer tap, large walk-in shower with glass screen and rainfall shower, close-coupled W.C., and a circular wash hand basin set upon a vanity unit with storage beneath. Additional features include half-height tiling, tiled flooring, heated towel rail and recessed downlights.





Floor Plan

See The Layout



Ground Floor



First Floor



Outside

External Spaces

The property can be approached from the rear via a tarmac driveway providing ample off-road parking for a number of vehicles. Alternatively, granite steps with metal gate rise to the front, giving access to the beautifully enclosed walled garden split into three sections. The gardens are thoughtfully divided into three distinct areas. The side garden is accessed from the principal garden through an attractive granite archway. Enclosed by wooden fencing, this delightful space comprises a paved area with steps leading to a raised patio and private seating area. A section of lawn is complemented by a variety of mature shrubs and established trees, creating a peaceful setting.

The principal garden is enclosed by traditional stone walling and features a paved terrace, ideal for al fresco dining and entertaining during the warmer months, together with an area laid to lawn. From the principal garden, double metal gates set within decorative railings with granite posts lead into a further garden area enclosed by a combination of stone walling and timber fencing. This superb space incorporates a heated swimming pool with surrounding patio, pergola, vegetable beds, outdoor toilet, pool pump room, a useful storage shed and a further lawned area. Within the main driveway is the Pyramid House, which could be converted into a separate annexe, office or garden room, subject to any planning consents, this was the original milking parlour and has power plus an outside tap located nearby. From the parking area, a paved pathway leads to the front of the property via an attractive granite archway with wrought iron gates, providing an elegant approach to the gardens.





Additional Information

Useful Property Information

SERVICES:

Mains | Water | Electric | Drainage

VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

Virtual Tour available on request.

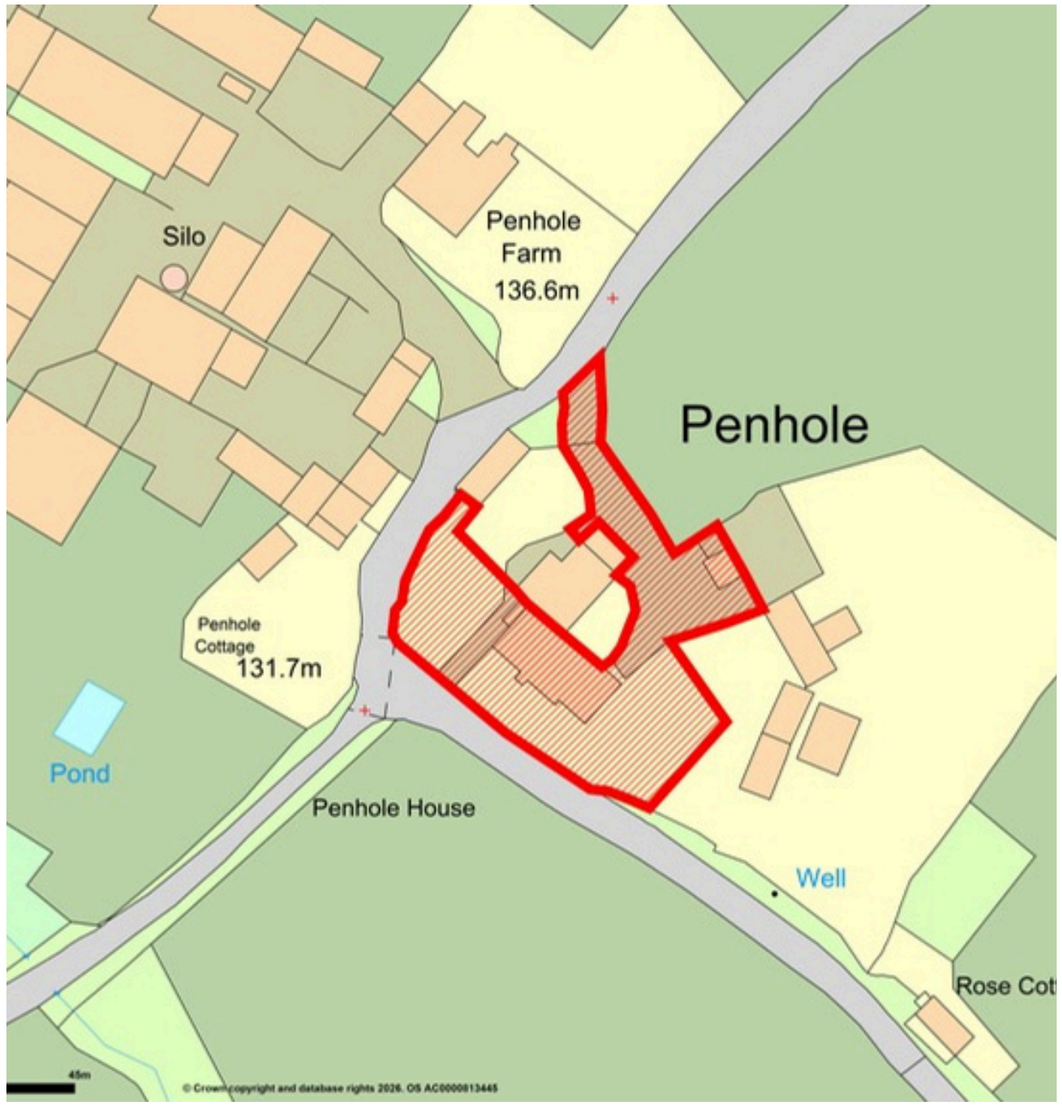
DIRECTIONS:

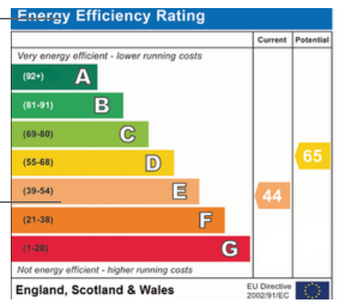
What3words: /// crass.currently.deflated

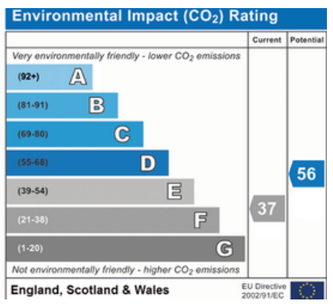
EE RATING: E

COUNCIL TAX BAND: D

DISCLAIMER:







Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on theirown behalf or on behalf of their client or otherwise. They 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. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £300 incl. VAT to Kivells. Kivells retains copyright to allsales particulars,photographs, floor plans, sketches, and advertisements.

KIVELLS



2 Broad Street, Launceston, Cornwall, PL15 8AD
01566 777777 | launceston@kivells.com | kivells.com