



The Tollhouse, Greystone Bridge

Lawhitton | Launceston | Cornwall



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Offers In Excess Of £425,000



Located in the Tamar valley and offering scope for further improvements is this substantial detached former Toll House. Significantly extended to create flexible accommodation including 5/6 bedrooms and 2 reception spaces. Furthermore the property benefits from circa 3 acres of woodland, garden and a small paddock. Available with no forward chain.

You step into a sizable hallway with stairs and doors opening into a large kitchen/dining room an island units. Adjoining the dining area is a side porch, pantry and a shower room. Opposite the kitchen in the original toll house is a generous dual aspect dining room with a fireplace to one side housing a multi fuel wood burner.

On the first floor are 5 bedrooms plus a useful study for those looking to work from home. The main bedroom is a side aspect double bedroom benefiting from an ensuite shower room with bath and a separate dressing room. There are 2 further bathrooms offering extra flexibility for larger families. Also located on the first floor is a dual aspect sitting room with an outlook towards the Tamar Valley. At the rear of the property is a conservatory that gives direct access out to the gardens.

Adjoining the property on the first floor at the rear is a patio area and a private garden with a raised decked area all of which have scope for a purchaser to add their own stamp. Beyond the garden is a sizable deciduous woodland with various paths meandering through. The woods offer a great place for children to enjoy the outside along with providing an endless supply of firewood! To the higher side of the property is a bespoke Oak frame double car port. A short walk away from the property is a small paddock accessed via a 5 bar wooden gate. This paddock is perfect for those looking for a slice of the good life.



Situation

Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco M&S Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 9PD. From Launceston take the A388 to Callington and then take the signposted left hand turning to Tavistock. Follow this road for approximately 1 miles and cross the river Tamar where the property will be seen on your left hand side.

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Entrance Hall
12'11" x 11'1" (3.96m x 3.40m)

Kitchen / Breakfast Room
23'6" x 14'1" max (7.17m x 4.30m max)

Dining Room
16'11" x 14'11" max (5.17m x 4.57m max)

Side Porch

Pantry
5'5" x 2'11" (1.66m x 0.89m)

Shower Room

First Floor

Sitting Room
16'11" x 14'11" (5.16m x 4.55m)

Bedroom 1
16'4" max x 12'4" max (4.91m max x 3.76m max)

En-Suite
11'6" x 8'5" (3.52m x 2.59m)

Dressing Room
9'4" x 7'3" (2.87m x 2.21m)

Bathroom
7'10" x 7'8" (2.41m x 2.34m)

Bedroom 2
14'4" x 10'2" (4.37m x 3.12m)

Bedroom 3
11'1" x 9'6" (3.38m x 2.92m)

Bathroom 4
9'1" x 6'9" (2.77m x 2.08m)

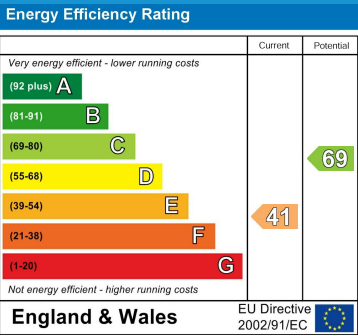
Bedroom 5
12'0" x 9'6" (3.68m x 2.90m)

Bedroom 6
9'10" x 7'6" (3.00m x 2.31m)

Conservatory
9'10" x 9'9" (3.02m x 2.99m)

Double Carport
18'4" x 15'5" (5.60m x 4.70m)

Services
Mains Electricity.
Private Water and Drainage
LPG Central Heating
Council Tax Band E



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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