



Dawncroft

Tremaine, Launceston, Cornwall, PL15 8UD

KIVELLS



Dawncroft

Tremaine, Launceston, Cornwall, PL15 8UD

£575,000 Guide Price

Two properties with accompanying grounds approaching 3.7 acres to be sold together

Perfect for dual family occupation or holiday let with potential income

Properties would benefit from general modernisation and some repairs

Grounds have huge potential in addition to the existing outbuildings

Beautiful location with no immediate neighbours

Sweeping countryside views

EPC - Both properties E

Tremaine, Launceston, Cornwall, PL15 8UD



Situation

Situated within the peaceful rural hamlet of Tremaine, Dawncroft enjoys a tranquil countryside setting surrounded by rolling Cornish farmland whilst remaining conveniently accessible to the nearby market town of Launceston. Tremaine is a small and highly regarded rural parish known for its unspoilt surroundings, quiet country lanes and attractive period church, offering an idyllic setting for those seeking a slower pace of life.

Launceston, often referred to as the “Gateway to Cornwall”, lies approximately 10 miles away and provides a comprehensive range of shopping, educational and recreational facilities together with supermarkets, independent retailers, cafés and schooling. The A30 dual carriageway can also be accessed with relative ease, providing excellent links further into Cornwall and towards Exeter and the M5 motorway network beyond.

The North Cornish coastline, with its dramatic beaches and cliff walks, is also within comfortable reach, making the location ideal for those looking to enjoy both countryside and coastal living.





An increasing rare opportunity to acquire two substantial semi-detached chalet bungalows offers versatile accommodation across a total of six generous bedrooms, two modern bathrooms, and four reception rooms (including spacious living and dining areas). Set in an elevated position with no near neighbours, rolling countryside views and standing in circa 3.5 acres of grounds, this property could be easily converted into one single dwelling (STPP) or kept as two for dual family occupancy.

Dawncroft comprises of an entrance porch, living room, sitting room, two bedrooms, dining room, shower room, kitchen and utility. Gorracott Comprises of an open plan lounge/diner, bedroom, kitchen/breakfast room, rear porch and family bathroom. On the first floor are two further bedrooms. In both properties there are wonderful character features such as exposed wooden ceiling beams and decorative fireplaces which create a warm, homely atmosphere throughout, while large windows and skylights ensure a bright, welcoming environment. Bedrooms are spacious and well-lit, featuring traditional decor and built-in storage, providing comfortable retreats for family members or guests.

A major highlight is the extensive gardens and stunning far-reaching countryside views. Surrounded by mature trees and lush greenery, offering a tranquil and private outdoor space perfect for relaxation, recreation, or gardening projects (including multiple additional outbuildings which could be further enhanced). The property is available for sale with no onward chain and really must be viewed internally to be fully appreciated.

Accommodation

DAWNCROFT

ENTRANCE PORCH

uPVC double glazed windows looking to the front with far reaching rural views. Fitted carpet, electric consumer unit, window into the kitchen, dining area and lounge. Original front door with stained glass and brass knocker, leads into:-

LOUNGE

Obscure glass windows into the sitting room. Corner feature false fireplace with slate hearth, timber mantel and surround. Fitted carpet throughout, feature beam ceiling, pendant ceiling light, electric meter, internet point, electric wall heater and multi pane glass door leads into:-

SITTING ROOM

Sky light and feature brick faced fireplace with brick hearth and log burning stove. T.V. point, electric wall heater, fitted carpet, beamed ceiling and pendant ceiling light. Airing cupboard with bi-fold door, factory lagged hot

water cylinder and slatted shelving. Further multi pane glass door leads into:-

BEDROOM TWO

Single bedroom with uPVC double glazed window to the rear aspect with far reaching rural views. Fitted carpet, recessed spotlighting and storage recess with slatted shelves.

BEDROOM ONE

A large dual aspect double bedroom with uPVC double glazed windows looking to the rear and side having far reaching rural views. Pendant ceiling light, further wall light, electric wall heater and space for bedroom furniture.

DINING ROOM

Accessed via multi pane glass door from the lounge. Window into the entrance hall. Feature beam ceiling with pendant ceiling light, space for dining room furniture and steps down to the kitchen. Door to:-



SHOWER ROOM

uPVC double glazed window to the side. Large shower enclosure with electric Triton shower over, close coupled W.C. and vanity unit with inset hand wash basin. Tiled floor to ceiling, electric heated towel rail, wood effect vinyl flooring and storage recess with shelving. Extractor fan, recessed spotlighting, and electric fan heater.

KITCHEN

uPVC double glazed window to the side with good rural views and fully glazed uPVC double glazed door leading to the rear garden. Excellent range of matching wall and base units in a Shaker style with tiled splash backing, roll top work surface having inset stainless steel sink with mixer tap over, slate effect vinyl flooring, space for electric cooker with extractor fan over, ceiling light, electric wall heater and sliding door leading to:-

UTILITY

UPVC double glazed window to the front aspect, space and plumbing for washing machine and fridge freezer.

Continuation of slate effect flooring and ceiling light.

GORRACOTT**ENTRANCE**

Multi pane glass door to covered storm porch having uPVC double glazed windows to the front with paved step and stained original timber door matching Dawncroft leads into:-

LOUNGE

uPVC double glazed window to the front aspect. Pendant ceiling light, electric consumer unit and meter, feature corner brick faced fireplace with working flue and timber mantel over. Wall lighting, wood effect laminate flooring throughout, central heating radiator, stairs rising to first floor, open archway through to kitchen and door to:-

BEDROOM ONE

A dual aspect double bedroom with uPVC double glazed windows to the rear and side. Space for bedroom furniture, solid timber floor, central heating radiator and pendant ceiling light.



KITCHEN / DINER

Double glazed window to the rear aspect. Roll top worksurface having matching wall and base units, electric cooker point, extractor hood and feature recess with brick arch. Space for fridge freezer, central heating radiator, solid Pine floor throughout, oil fired boiler, pendant ceiling light and stable door to:-

REAR PORCH

uPVC double glazed widow with obscure glass to the rear garden. Plumbing and space for washing machine, coat and boot storage space. Airing cupboard with factory lagged hot water cylinder. Ceramic tiled floor. Door to:-

FAMILY BATHROOM

Dual aspect with uPVC double glazed windows with obscure glass to the rear and side. Close coupled W.C., vanity unit with inset hand wash basin, panel enclosed bath and large walk-in shower enclosure with Mira electric shower over. Recessed spotlighting, extractor fan,

central heating towel rail and wood effect vinyl flooring.

FIRST FLOOR LANDING

Staircase with fitted carpet leads to landing with Velux sky light over and doors to:-

BEDROOM TWO

Dual aspect with two skylights to the front and rear. Built-in storage, fitted carpet, central heating radiator and space for bedroom furniture.

BEDROOM THREE

Dual aspect single room with double glazed window to the side. Central heating radiator, eaves storage access, Velux skylight and space for bedroom furniture. Fitted carpet and directional spotlights.

AGENTS NOTE

Please note that the property is on two titles and has two independent dwellings located there but it is to be sold collectively.



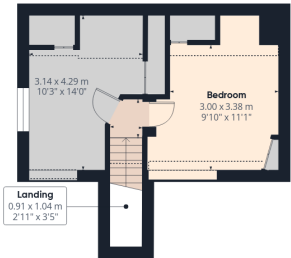


Floor plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



Approximate total area⁽¹⁾
174 m²
1871 ft²

Reduced headroom
6.7 m²
72 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Outside

The property is approached via a private unmade road, belonging to the property where both properties have a grass verge and small picket fence enclosed garden with pathway to the front door. Beside the right hand side of Dawncroft is a parking area for two or more cars with stunning views of rolling countryside and open pasture to the right hand side. Location of useful timber storage shed, approximately 12' x 10'.

The gardens have established in part Hawthorn with beautiful perennials and evergreens being chiefly laid to lawn with a pathway leading around the periphery of the property. At the rear is the location of the oil tank and potentially where the two properties could further connect behind.

To the left hand side of Gorracott there is again further parking and also location of a block built:-

BOAT HOUSE

Slate hung front facade with window and double opening vehicular doors. Further glazing to the rear with pedestrian door.

There is established planting throughout with high fence boundaries with dilapidated timber store which sits behind the oil tank and will need replacement. Further to the bottom of the garden there is a pond with Willow above, a Log Store with timber cladding and box steel roof, Greenhouse again which is need of replacement or removal and former productive vegetable patch.

At the bottom of the garden is the septic tank for Gorracott Bungalow. There is a useful Paddock which has been planted with native species trees and once was a fabulously productive additional garden space. There are remains of an old block built structure.

Block built Barn, again in poor condition being the former stables, however creating a wonderful existing footprint.

There is a fabulous arrangement of fruit trees, many of which are highly productive with both cookers and eaters and also there is an existing structure of a steel frame polytunnel which could either be removed or recovered.

There is a further block built Pig Sty / small Stable with concrete floor, clad with block built wall surround, again this could be re-purposed. The meadow has further wonderful opportunity to be taken back to its once former glory or similarly re-landscaped to suit the new owners needs.



Services

Dawncroft has mains water, electric heating and private drainage on a neighbouring property. Gorracott has oil fired central heating, mains water and electric and its own septic tank in its own land. The lane is owned under the Dawncroft title only. Gorracott title has rights of access over the lane as does the owner of Gorracott Farm only. The cost to maintain the road is shared between all its users.

-  EE Rating - Both Properties Band E
-  Council tax band - Both Properties Band B
-  Directions
- What3Words -
-  Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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