



Pennyngillam House



Pennygillam House

, Launceston, Cornwall, PL15 7HP

Town Centre 0.6 miles - Plymouth 25 miles - Exeter 42 miles

A distinguished and characterful detached residence set amongst 0.7 acres of mature gardens on the edge of Launceston

- Impressive Detached Residence
- Well Established Level Gardens
- Ample Off Road Parking
- Conveniently Positioned
- Tenure: Freehold
- Brilliant Family Home
- Detached Double Garage
- Utility and Pantry
- 4 Bedrooms and Study
- Council Tax Band: F

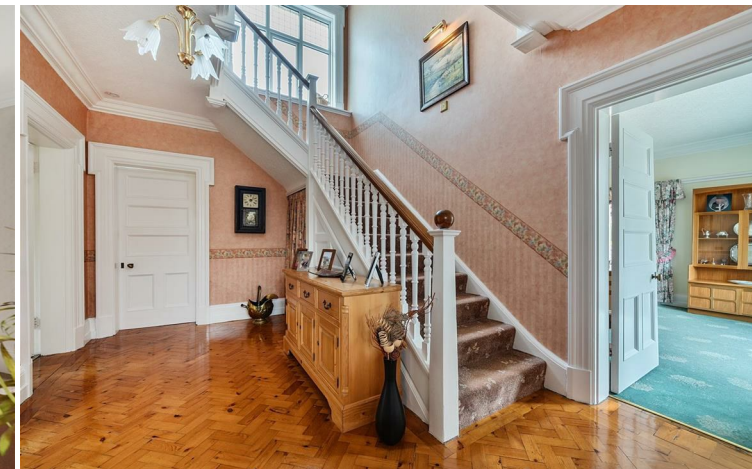
Guide Price £585,000

SITUATION

The property is ideally sited on the edge of Launceston town and perfect for those looking to commute to Truro, Exeter or Plymouth being within easy reach of the A30. Set amongst established gardens approaching 0.7 acres in total, there is a perfect mix of privacy and convenience as the property remains within easy reach of the town's amenities. The nearest service station/garage, for day to day needs is approximately 360m away whilst the town centre is roughly 1 km away. Launceston offers a wide range of shopping, educational and recreational facilities within the town, outskirts and nearby villages which has a wide range of eateries and leisure facilities.

DESCRIPTION

Built in 1905 of traditional materials including stone, brick and a slate, this handsome period residence has been the well cherished family home for over 30 years. The property offers generous and versatile accommodation, combining elegant Edwardian features with the comforts of modern living such as double glazed windows and a sun room addition. Set amongst a level plot approaching 0.7 acres in total of stunning, well landscaped gardens, the property offer a fantastic purchase for families looking to enjoy ample accommodation and large gardens in a convenient location.



ACCOMMODATION

The accommodation throughout is presented in good decorative order, boasting a range of Edwardian architectural features with impressive high ceilings and original plaster coving, to solid wooden floors and feature fireplaces in the bedrooms. There is a large, covered entrance porch with a tiled floor, a solid wooden front door with single glazed panel and entrance into an impressive and welcoming hallway. The kitchen is located at the rear of the property, with a range of base and wall mounted units, a freestanding electric oven, integrated dishwasher and undercounter space for extra white goods. There is a rear utility room, with space and plumbing for white goods and a pantry for storage. There are 2 large reception rooms, both with open fireplaces and bay windows, and a conservatory adjoining the dining room. The ground floor is complete with understairs storage, a cloakroom with WC and an additional study near the rear entrance, overlooking the lawned gardens.

The impressive staircase and large landing has a feature window overlooking the rear gardens and the first floor presents 3 spacious double bedrooms with a generous single. The principle room has a view over the manicured front lawns, with an en-suite shower room and fitted storage. Bedrooms 2 and 3 are very spacious doubles, with double built in wardrobes in bedroom 2, and fitted storage as well in bedroom 4. There is a family bathroom with a matching fitted suite including a bath with shower over, and large airing cupboard off the landing.

OUTSIDE

The property is approached via a gated driveway, bordered to one side by established gardens with well stocked flower beds and impressive trees. There is ample off road parking, with a gravelled driveway for 5-6 vehicles and a detached double garage. The garage has 2 up and over doors, a side entrance and a rear sun room/open fronted storage. The gardens are a true feature of the property, with natural hedging defining the boundaries creating a secluded and private garden with no overlooking neighbours. There are a range of outbuildings to the rear for storage, a brick built BBQ with level seating areas and a fish pond at the lower end of the lawns. Level and approaching almost 0.7 acres in total, the gardens are a delight for those looking for an impressive house for entertaining friends and family.

SERVICES

Mains electricity and water. Private drainage via septic tank. Mains gas fired central heating and open fireplaces. Broadband availability: Superfast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From the town centre, follow the signs towards A30 and Bodmin, heading along Western Road towards Pennygillam Roundabout. Continue through the cross roads/traffic lights and before Pennygillam Roundabout, the entrance to the property will be on the right hand side.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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