Hillies Barn

STAGS

Hillies Barn

Egloskerry, Launceston, PL15 8SU

Launceston 5.1 miles - Bude 18 miles - Exeter 48 miles

Highly individual detached home of exceptional quality, enjoying a peaceful rural setting with outstanding far-reaching countryside views and 0.8 acres of land.

- Individually designed 3 bedroom detached home
- Ground source heating, solar PV with battery storage and EV charging
- Principal bedroom with Juliet balcony and superb views
- Peaceful no-through road setting
- Freehold
- Distinctive European influence throughout
- EPC rated 'A' and has 0.8 acres of garden and paddock
- Stylish bath and shower room suites
- Approximately 5 miles from Launceston
- Council Tax band - A

Guide Price £595,000

SITUATION

The property occupies an enviable rural position along a quiet no-through road. The setting is particularly private, enjoying uninterrupted views across rolling farmland creating an exceptional sense of peace and seclusion. Despite its tranquil location, the property remains well connected. The nearby village of Egloskerry offers an active rural community centred around its well-regarded primary school, parish church and village hall, with a variety of community events taking place throughout the year.

The historic market town of Launceston, approximately 5 miles away, provides an extensive range of everyday facilities including supermarkets, independent shops, cafés, restaurants, public houses, primary and secondary schooling, healthcare services, leisure centre, sporting clubs and veterinary practices and benefits from convenient access to the A30, providing links west into Cornwall and east towards Exeter and the M5.

DESCRIPTION

This highly individual detached residence has been substantially extended and thoughtfully enhanced by the present owners to create a contemporary home of exceptional quality, with a clear European influence evident throughout both its construction and interior finish.

The property has been built using premium German construction methods, including highly insulated Cirkel Point blockwork together with a Weber Saint-Gobain external render system and Rockwool insulation, delivering excellent thermal performance. Both the insulated concrete ground floor slab and block-and-beam first floor incorporate underfloor heating (with the exception of one bedroom), supplied by an efficient Viessmann ground source heat pump, which also provides the domestic hot water and can be upgraded to include a natural cooling function.

Great care has been taken in the specification throughout. German-manufactured Neuffer aluminium-clad uPVC tilt-and-turn double glazed windows and external doors combine practicality with excellent insulation, whilst internally, aluminium-framed windows, bi-folding doors and quality German casement doors are complemented by granite and quartz window sills. The bath and shower room suites feature contemporary wall-mounted sanitaryware by Geberit, further reflecting the quality found throughout the home.
The kitchen has been fitted with an extensive range of premium Nolte cabinetry, complemented by integrated NEFF appliances and quality work surfaces, creating a practical and stylish entertaining space. In keeping with the property's emphasis on energy efficiency, there is also a Sinergy solar photovoltaic system with battery storage together with an electric vehicle charging point. Externally, galvanised powder-coated steel guttering and downpipes, finished in anthracite grey, provide a durable and attractive finish.

ACCOMMODATION

The accommodation is arranged over two split level floors and has been designed to make the very best of the views over surrounding countryside. The impressive kitchen/dining room is undoubtedly one of the principal features of the house. Beautifully fitted with a comprehensive range of matching Nolte units, integrated NEFF appliances and quality finishes throughout, it provides an excellent space for both everyday family life and entertaining. The generous living room enjoys a dual aspect with glazed doors opening to both the front and side, allowing natural light to flood the room. There is a ground floor bathroom, utility room and separate plant room housing the property's heating systems.

On the first floor, the superb dual aspect principal bedroom takes full advantage of the outstanding views. A bespoke built-in feature wall provides the perfect position for the bed whilst cleverly concealing useful storage behind. French doors open onto a Juliet balcony, creating a wonderful place to appreciate the far-reaching rural outlook. There are two further bedrooms, together with a beautifully appointed contemporary shower room fitted with quality sanitaryware.

OUTSIDE

The property enjoys an exceptional setting with views over open countryside. There is easy access to the public footpath that runs along the no-through road, ideal for walking and exploring the surrounding countryside straight from the doorstep.
The grounds measure just over 0.8 of an acre, with surrounding lawn gardens, colourful borders, a paved and gravelled patio enjoying the southerly aspect, with ample parking in one double and one single timber carport, with EV charging. A gate from here leads into the paddock which creates a variety of options to use for livestock or animals, for extra space for children or to grow your own produce.

SERVICES

Main electricity, water and private drainage via a septic tank. Ground source heat pump and PV array. The council tax band is subject to change, as the property has been substantially extended. Full fibre broadband connected to the property. Mobile signal: 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.

VIEWING

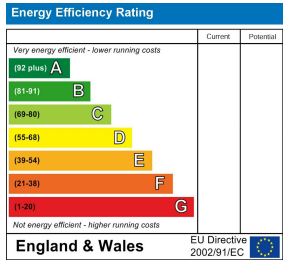
Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Launceston proceed north and at the top of St Stephens Hill, turn left signposted Egloskerry. Drive into the village and turn left before the school and as you head out the village, turn right and head into Badharlick. The no through road is on your left. (What3words location for this turning is lampost.deranged.freed). Drive along the lane and a little way along, the entrance to Hillies Barn will be found on the left hand side.

What3words for the property - adjusting.scarecrow.crass

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.

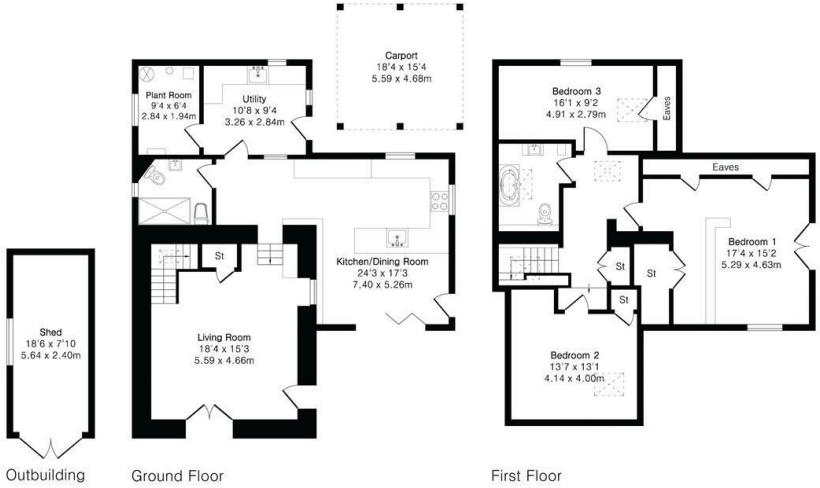


Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999

Approximate Gross Internal Area 1697 sq ft - 158 sq m
(Excluding Outbuilding)
Ground Floor Area 894 sq ft – 83 sq m
First Floor Area 803 sq ft – 75 sq m
Outbuilding Area 146 sq ft – 14 sq m



For Identification Only Not To Scale

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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