



Hellescott Vineyard

Hellescott, Launceston, Cornwall, PL15 8LL

KIVELLS



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Hellescott, Launceston, Cornwall, PL15 8LL

£650,000 Guide Price

Detached characterful three bedroom farmhouse

Well proportioned living accommodation with original features throughout

Excellent equestrian facilities featuring a sand school and purpose built stable block

Overall plot extending to approx 5 acres, including separate paddocks and further outbuildings

Ample parking with a four bay car port complemented by attractive and extensive mature gardens

Situated on the cusp of popular village location

EPC Rating—F

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Situation

Hellescott Vineyard is within the Parish of North Petherwin. A rural village which lies equidistant between Launceston, Holsworthy and Bude.

Launceston, the ancient capital of Cornwall sits astride the A30 dual carriageway spine road through Cornwall and Devon, nestling under the dramatic ruins of a Norman Castle. The town offers a excellent range of social, commercial and shopping facilities with 24 hour supermarket, retail park, primary and secondary schools, leisure centre, Golf courses, hospital, doctor's surgery and veterinary surgeries.

The convenience of the A30 provides ease of access to the city of Exeter, 44 miles to the east providing M5 motorway link, Intercity Rail Link and International Airport. The city of Plymouth is 28 miles to the south providing Continental Ferry Port and Intercity Rail Link.

The North Cornish coast is only approximately 12 miles from the property with famous former fishing villages along with safe and sandy surfing beaches.





Detached, characterful three-bedroom farmhouse set in just under 5 acres on the cusp of a popular rural village, enjoying far-reaching views across the surrounding countryside.

The property comprises a spacious open-plan living area, two reception rooms, a further galley kitchen, study, and three well-proportioned bedrooms, including a master with en-suite. The home retains a wealth of original features throughout, blending charm with practical family living, and is complemented by ample off-road parking and a four-bay carport with power and hard standing for boat / motor home behind.

The attractive, mature gardens are a particular highlight, featuring lawns, well-stocked borders, large natural pond that attracts a variety of wildlife and an orchard with apple and pear trees which further enhances the outdoor space.

Ideal for equestrian use, or small holding the land is divided into two south-facing paddocks. The property also benefits from excellent facilities including a sand school, purpose-built stable block with two loose boxes and tack room, along with a range of useful outbuildings such as barns, storage areas and former agricultural buildings, offering versatility for a variety of uses.

Accommodation

Entrance via uPVC stable door into:-

LIVING AREA

Windows to the front and side elevations both with wonderful views over the garden. Timber clad panelled ceiling with Velux windows having remote controlled blinds. Exposed painted beams with spotlights and storage cupboard. Exposed stone wall, tiled flooring and inset Rayburn on slate hearth with exposed stone behind and timber mantel. Belfast sink with roll top work surface, mixer tap and space below for washing machine. There is also space for a free standing oven with a tiled splash back.

RECEPTION ROOM / DINING ROOM

Window to the front elevation with window seat overlooking the garden and door leading to front entrance porch. Exposed stone open fireplace with slate hearth and slate mantel. Wall lights, radiator, carpeted, stairs rising to first floor and door leading to second kitchen. Space for dining room table. Two steps leading up to:-

LIVING ROOM

Two windows to the front elevation overlooking the garden with wooden sill. Exposed stone fireplace with woodburner on slate hearth. Carpeted, radiator exposed beams and wall lights. Space for living room furniture.

STUDY

Window to the rear elevation. Ideal space for study / home office. Access to loft hatch, carpeted and pendant light. Access to a good sized airing cupboard with shelving plus further storage cupboard. Door leading into:-

MASTER BEDROOM

Triple aspect windows. Timber clad panelled ceiling with exposed beams, carpeted and radiator. Space for double bed and bedroom furniture. Door into:-

EN-SUITE

Window to the front elevation. Wall hung hand wash basin with mixer tap, close coupled W.C. and walk-in corner shower with electric shower above. Carpeted.

SECOND KITCHEN

A galley style kitchen with window to the front elevation. Base units having square worktop surface over with tiled splash backs and inset stainless steel sink with mixer tap. Boiler, vinyl flooring, floor to ceiling panelling and radiator.



Stairs from the Dining Room rise to:-
FIRST FLOOR LANDING

BEDROOM TWO

Two windows to the front elevation overlooking the garden. Exposed wooden beams and vaulted ceiling. Spotlights, floor to ceiling storage cupboards, radiator and carpet. Space for double bed and bedroom furniture.

BEDROOM ONE

Window to the front elevation. Exposed wooden beams, carpet, radiator and pendant light. Space for double bed and bedroom furniture.

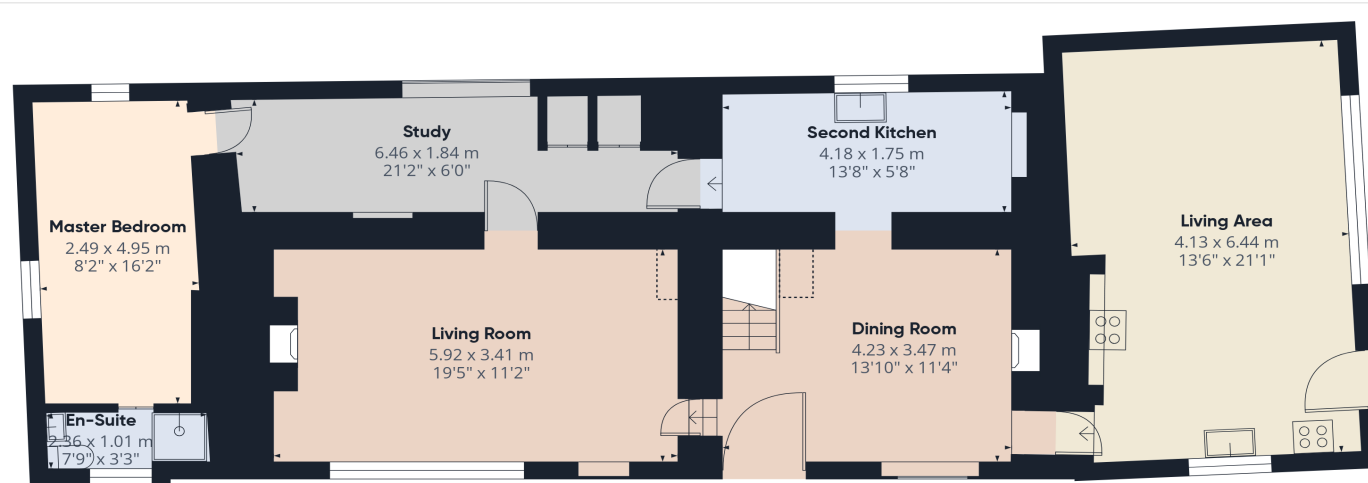
BATHROOM

Window to the front elevation overlooking the garden with granite sill. Wall hung sink with cupboards below and mixer tap with mirror above, close coupled W.C. and aqua board enclosed bath with mixer tap and shower head attachment. Floor to ceiling aqua boarding, spotlights, vinyl flooring and loft hatch.

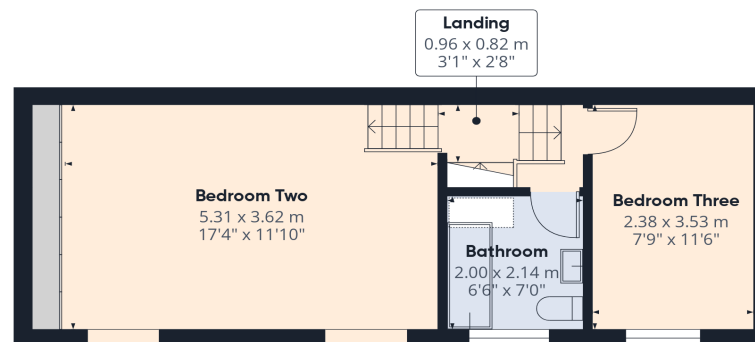




Floor plan



Floor 0



Floor 1



Approximate total area^m

133.1 m²

1431 ft²

Reduced headroom

0.6 m²

6 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 accessed via a private driveway leading to a timber five-bar gate, which opens onto a gravel off-road parking area providing ample space for several vehicles. This, in turn, leads to:-

CAR PORT (11.58m x 5.28m)

Box steel clad to three sides and roof. Features a solid concrete floor, exposed wooden beams, and an electrical connection. Provides space for up to four cars. Beyond the car port is a further hardstanding area, ideal for storage of a boat, horsebox, or motorhome.

The gardens are a particularly attractive feature, comprising expansive lawns complemented by colourful, well-stocked borders of shrubs, bushes, and perennials. To the front is an open-plan area laid to lawn, while the remainder includes a large, naturally stocked pond that attracts a variety of wildlife.

The property extends to just under 5 acres in total, with the pastureland divided into two south-facing enclosures being separated by a track.

The main field which is approximately 2 acres, having a fantastic sand school with a hardcore base and rubber chippings with the remainder being laid to pasture. There is also some great views across the River Ottery Valley.

The adjacent field which is access near the car port or from the track, also being laid to pasture is approximately 1.1 acres and also includes:-

BULL PEN / CHICKEN SHED (4.75m x 3.02m)

A former bull pen of concrete block construction, now used as a poultry shed.

To the rear of the property there is an area laid with gravel where there is access to:-

STABLE BLOCK (9.45m x 3.66m)

Divided into three sections, including two loose boxes with a tack room between. Timber construction with a Box steel and concrete hard standing to the front. The floor is laid with rubber matting. Electricity is connected.

OPEN-FRONTED BARN (3.96m x 3.25m)

Box steel construction on three sides with a roof and metal frame.

WOOD STORE (3.96m x 3.25m)

GENERAL STORE (4.34m x 3.28m)

Concrete block construction with a Box steel roof and wooden door.

FORMER WINE STORE (5.8m x 3.73m)

Stone construction with a Box steel roof and wooden door. Electricity connected.

There is also an enclosed orchard containing a variety of well-established apple and pear trees.



Services

Mains water, electricity and drainage. Oil fired central heating.

-  EE Rating - F
-  Council tax band - E
-  Directions
What3Words – pulse.losing.professes
-  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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