





Positioned overlooking the beautiful Ottery Valley is this individual detached family home. Offering flexible accommodation including 5 bedroom, 3 bathrooms plus a study. Outside the property sits in a plot of circa 0.60 of an acre. The vendors have spent time extending and refurbishing the property but there is scope to add finishing touches.

You enter into a hallway with a split staircase. To one side is a front aspect study. Off a sizable central hallway are the reception rooms. Spanning the full width of the property is stunning light and airy kitchen/dining/family room. This dual aspect room enjoying views over the garden to the valley beyond. The kitchen area is well planned with pale eye and base level units, integrated appliances and an island unit. Beyond here is the dining/family area enjoying a beautiful view through bi-fold doors. To one side is a chimney breast housing a multi-fuel wood burner. A doorway gives access to the useful utility room, boot room and ground floor W/C. There is a separate sitting room for cozy evening with a second wood burner. Opposite this is the final reception room currently used as a living room or possible play room.

On the first floor is a generous landing area. There are 5 double bedrooms in total. The master bedroom is dual aspect with a feature picture window. Leading off this is a dressing room and ensuite shower. Bedroom 2 is another double bedroom with dressing room and en-suite shower room. Both bedrooms 3 & 4 are doubles enjoying an elevated view over the garden. Both bedrooms share the family bathroom with matching 3 piece suite. Finally bedroom 5 is a small double bedroom with velux window.

The property is approached through a 5 bar wooden gate terminating in front of the double garage, ample parking and lawn. The majority of the garden sits to the rear and is laid to lawn adjoining fields to the side and rear. Leading off the bi-fold doors is a terrace perfect for outside dining, and a summer house.



- Individual detached home
- 5 bedroom plus a separate study
- 3 separate reception rooms
- Fantastic open plan kitchen/dining family room
- Master bedroom with ensuite and dressing room
- Significantly extended to the rear
- Wonderful view over the Ottery Valley
- Circa 0.60 acre plot in total
- Ample off road parking
- Popular village location

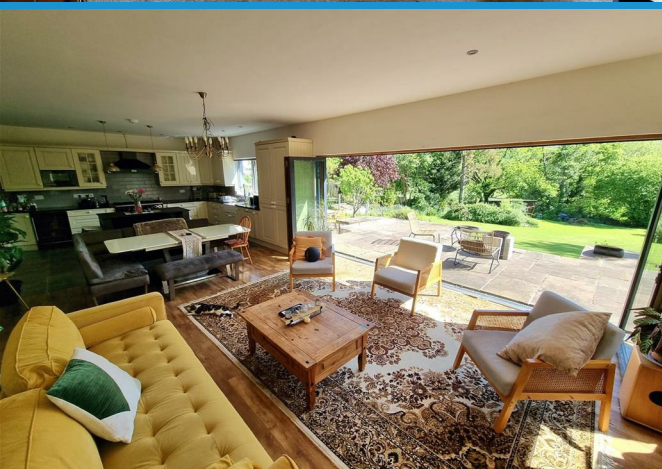
Situation

The property is situated in the pretty sheltered village of Yeolmbridge, on the banks of the river Ottery and has rolling countryside and woods in all directions with an active village hall. Within 1 mile is the village of Ladycross with another village hall and Werrington Primary Academy. Launceston Town Centre is approximately 3 miles away and features a range of shops, schools and facilities alongside access to the A30 connecting to the rest of Cornwall and Devon. The wonderful sandy beaches at Bude and the North Coast are approximately 20 minutes from the village.

Directions

The postal code for the property is PL15 8TL. What Three Words 'desktop.gloves.beads' will take you to the property entrance. From Launceston exit the town through St. Stephens and follow the B3254 sign posted Bude. Following this road for 1.5 miles and proceed over the right bridge turning immediate left just after. Continue along this road passing Attery View & Milltown Garden and the property will be seen on your left hand side.





Entrance Hallway

7'11" x 7'0" (2.43m x 2.14m)

Study

10'5" x 7'9" (3.18m x 2.38m)

Hallway

18'3" x 10'11" (5.58m x 3.34m)

Living Room

14'5" max x 13'8" (4.41m max x 4.18m)

Sitting Room

19'11" x 12'0" (6.08m x 3.66m)

Kitchen/Dining/Family Room

34'2" x 15'8" (10.43m x 4.78m)

Utility Room

7'6" x 7'5" (2.31m x 2.28m)

Boot Room

9'11" x 7'1" (3.03m x 2.18m)

W/C

7'2" x 3'9" (2.19m x 1.15m)

First Floor Landing

22'10" x 12'3" (6.97m x 3.75m)

Bedroom 1

16'0" x 13'0" (4.88m x 3.97m)

Dressing Area

11'7" x 8'2" (3.55m x 2.50m)

Including Wardrobes

En-Suite

8'5" x 4'10" (2.59m x 1.49m)

Including Shower

Bedroom 2

11'3" x 10'9" (3.43m x 3.30m)

Dressing Area

12'5" x 4'4" (3.79m x 1.34m)

En-Suite

8'6" x 3'10" (2.60m x 1.18m)

Bedroom 3

16'2" x 12'4" (4.94m x 3.77m)

Bathroom

11'5" max x 10'4" max (3.48m max x 3.15m max)

Bedroom 4

16'3" x 11'5" (4.97m x 3.50m)

Bedroom 5

17'6" x 7'1" (5.34m x 2.18m)

Garage

19'7" x 17'5" (5.97m x 5.32m)

Summer House

19'8" x 13'1" (6.00m x 4.00m)

Services

Mains Electricity, Water & Drainage.

Oil Fired Central Heating.

Council Tax Band E.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





Yeolmbridge | Launceston



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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.