



Ferradura

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Langore, Launceston, PL15 8LD

Launceston 2.6 miles - North Cornish Coast 13.5 miles - Bude 18.7 miles

**A stylish and extremely well presented detached house with a high quality finish and a generous plot**

- Executive Detached House
- Gated Private Driveway
- Generous Level Gardens
- 3 Double Bedrooms (All Ensuite)
- Tenure: Freehold
- Garage, Loft Room & Car Port
- Envious Village Location
- Immaculately Presented
- High Quality and Specification Finish
- Council Tax Band: E

**Guide Price £595,000**

## SITUATION

The property is situated in the heart of Langore, a sought after rural hamlet, conveniently positioned only 3 miles away from the town of Launceston. The village of Egloskerry is 2 miles away and offers a primary school and church. Launceston, known as the 'Gateway to Cornwall', has a comprehensive range of shopping facilities including supermarkets, doctors', dentists' and veterinary surgeries together with places of worship, a fully equipped leisure centre and two testing 18 hole golf courses, together with numerous sporting and social clubs. At Launceston there is access to the A30 trunk road, which links the cathedral cities of Truro to the west and Exeter to the east. The North Cornish coast is approximately 14 miles from the property with its extensive sandy beaches and cliff walks.

## DESCRIPTION

An exceptionally presented detached residence, finished to a high standard throughout and benefitting from an impressive 'A' energy efficiency rating, supported by a comprehensive range of eco-credentials. The accommodation is arranged around a stylish open-plan living space and includes three generous double bedrooms, each with its own en-suite facility. Further features include a fully insulated garage with a loft room above, together with a larger than average rear garden. Externally, the property enjoys a private and generous driveway. This is a superb opportunity for both couples and families seeking spacious, contemporary living in a high quality modern home.



## ACCOMMODATION

The accommodation is presented in excellent decorative order throughout, having been thoughtfully improved by the current owners. The layout has been carefully designed to maximise both space and natural light, immediately evident in the entrance hall with a feature staircase window directly opposite. The kitchen/dining room provides a generous and sociable space, incorporating a large seating area, bi-folding doors opening to the rear and a contemporary wood burning stove. The kitchen itself is well-appointed with a range of fitted appliances, complemented by modern work surfaces and enjoying an outlook over the driveway. In addition, there is a separate sitting room, again featuring a contemporary wood burning stove and doors opening onto the rear patio. The ground floor accommodation is completed by a larger than average cloakroom, a separate utility room, and a useful storage cupboard housing the water tank and associated plumbing.

To the first floor are three spacious double bedrooms, all benefiting from en-suites with showers. The principal bedroom further enjoys air conditioning, a dual aspect, built-in wardrobes, and a substantial en-suite bathroom comprising a bath, separate shower cubicle and sauna. A further room offers excellent versatility, lending itself ideally as a dressing room or home office.

## OUTSIDE

The property is approached via electric gated access leading to a private driveway, providing ample parking and turning space for a number of vehicles, with access in front of the garage and alongside the car port. To the rear, the gardens are predominantly laid to lawn and benefit from access to either side of the property. The current owners have further enhanced the outdoor space with extended paved areas, ideal for seating and entertaining.

The garage has an electric door and is fully insulated and well equipped, offering space and plumbing for a range of white goods, a toilet, sink/utility area, and a staircase rising to a loft room above, which is well suited to crafts, hobbies or use as a home office. The garage also presents excellent potential for conversion into a separate annexe or for incorporation into the main house, subject to any necessary consents and planning permissions.

## SERVICES

Mains electricity and solar panels. Mains water and drainage. Mains gas fired underfloor heating throughout both floors and 2 x woodburning stoves. Heat loss recovery system installed and individually controlled thermostats in all rooms. Broadband availability: superfast and standard ADSL, 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.

## VIEWINGS

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

## DIRECTIONS

From Launceston, proceed North along St Thomas Road passing Launceston Castle and at the roundabout, take the second exit signposted St Stephens Hill. At the top of the hill, opposite St Stephens Church, take the left hand turn signposted Egloskerry and Langore. Proceed along the road passing Launceston Golf Club on your right and after approximately 1.5 miles take the right hand fork signposted Langore. Continue for approx. 0.4 miles and the property will be found on the right hand side.



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.



**Approximate Gross Internal Area 2357 sq ft - 219 sq m  
(Including Garage)**

Ground Floor Area 1236 sq ft – 115 sq m  
First Floor Area 1121 sq ft – 104 sq m

For Identification only – Not to scale

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) <b>A</b>		94	95
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

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