



**1 Morgans Cottages, Egloskerry,  
Launceston, Cornwall, PL15 8SG**

Guide Price £ 399,950 Freehold

**JR**



## A beautifully presented and remarkably spacious cottage with countryside views in a popular village location

- No Onward Chain
- 3 Bedrooms
- Occasional Bedroom & Reading Room
- Contemporary Farmhouse Style Kitchen
  - 2 Reception Rooms
- Level Garden with Home Office
  - Off Road Parking
- EPC C & Council Tax C



**SITUATION** The property is situated in the village of Egloskerry with a well-respected primary school and village hall. The former market town of Launceston, which is less than 5 miles distant, has a range of shops, cafés, supermarkets, medical services (doctors, dentists, and veterinary clinics) and schools. For leisure, there are sports clubs, gyms, swimming pool and a challenging 18-hole golf course nearby

At Launceston there is access to the A30 which links the Cathedral cities of Truro and Exeter. The property lies 15 miles from the majestic north Cornish coast with its wide choice of sandy beaches and cliff walks.

**DESCRIPTION** A beautifully presented end of terrace cottage which has been subject to considerable expenditure and improvements to create a home of rare quality and comfort. It has been successfully extended and provides stylish

accommodation to enjoy the stunning countryside views to the rear.

The accommodation is illustrated on the floorplan and briefly comprises: a storm porch leading into the kitchen with contemporary fitted base and wall mounted units, granite worktops, Belfast sink with mixer taps, integral dishwasher and Range Cooker with extractor hood over. The utility/cloakroom has a low flush WC, space and plumbing for washing machine and tumble dryer, Belfast sink and a fitted cupboard.

From the kitchen an opening leads into the lounge/dining area with attractive slate flag floors, fireplace with wood burner, stairs rising to the first floor and a door to the family room/bedroom with doors opening to the rear.

The first floor landing has wooden floors, a glass balustrade and access to the three bedrooms, the



master enjoying stunning views over countryside to the rear, a small study and a family bathroom comprising a WC, pedestal wash hand basin and roll top bath with electric shower over.

A further staircase rises to the second floor with an occasional bedroom and a low passageway leading to a reading/hobbies room with stunning views.

**OUTSIDE** The gardens are mainly to the side of the property, laid mostly to lawn with well-defined hedge and fence boundaries, patio seating areas and a gate to the front.

There is a useful range of timber outbuildings including a garden shed, hobby shed and a detached office/studio with electric connected. To the rear of the property is a shared driveway which



gives access to the off-road parking area for two vehicles, with additional access to the garden.

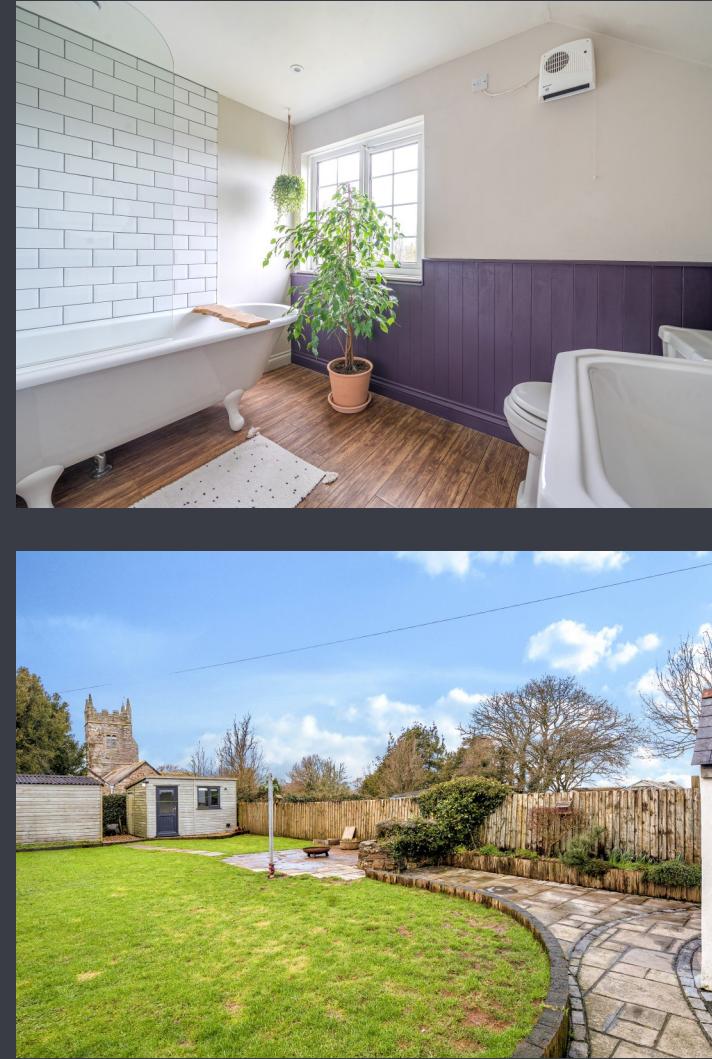
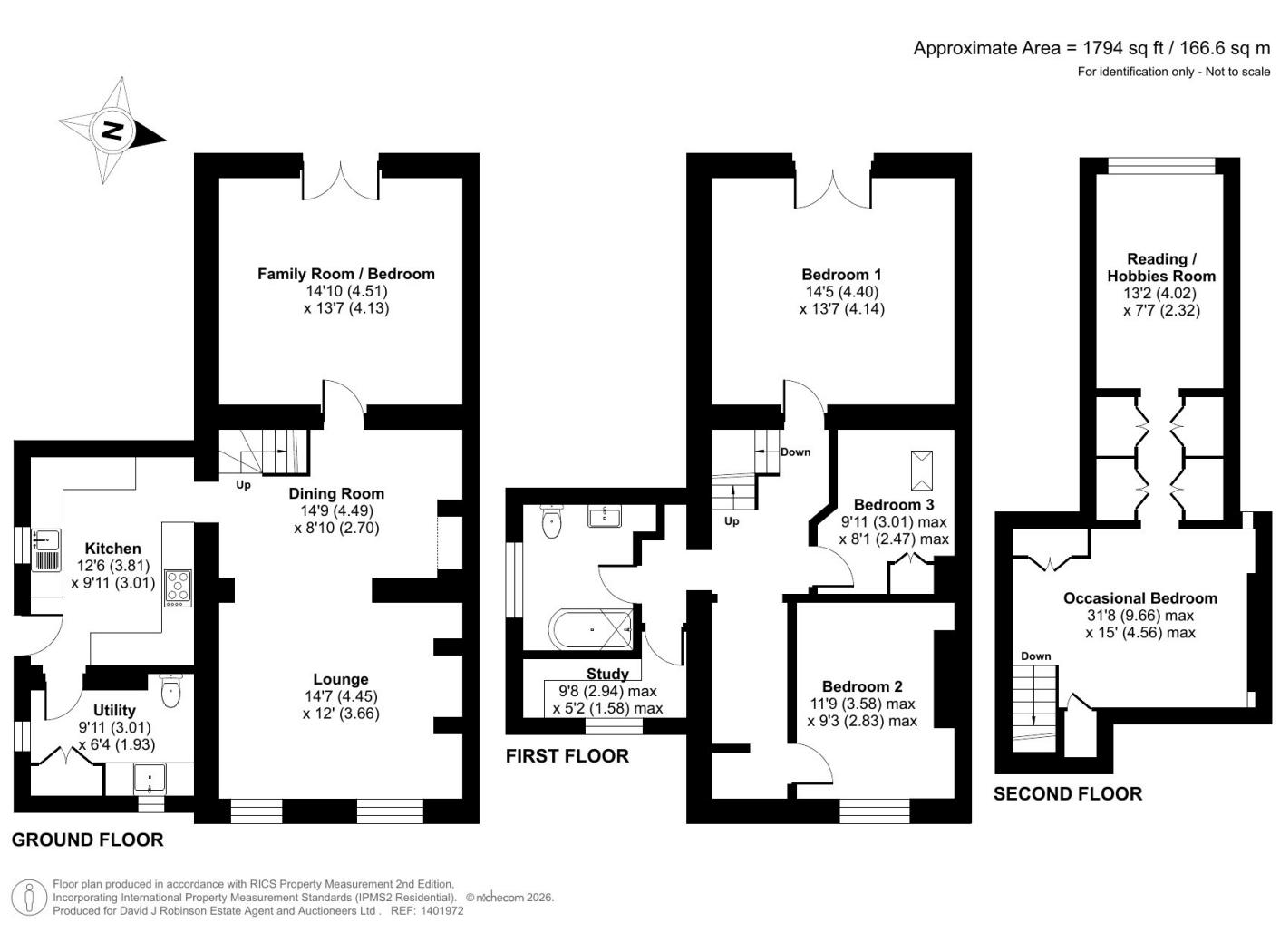
**SERVICES** Mains water, electricity and drainage. Heating via an air source heat pump. Solar panels. Double glazing. Council Tax Band C. Full EPC documentation is available on request. Broadband: FTTP. Mobile phone coverage: please visit the Ofcom website. Please note the agents have not inspected or tested these services.

**VIEWINGS** Strictly by prior appointment with the appointed agents David J Robinson Estate Agents and Auctioneers. (24 hours notice required).

**DIRECTIONS** From Launceston follow signs for the B3254 towards Bude. At the top of St Stephens Hill, opposite the church, turn left signposted Egloskerry. Pass Launceston Golf Club on right hand side and continue along this road for 3 miles until reaching the village. The property will be found on the right hand side, identified by the For Sale board.

Sat Nav: PL15 8SG

What3Words://cuddling.companies.unfair



For more information or to arrange a viewing, please contact us:

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