



Westholm







Westholm, Lezant

Launceston, Cornwall, PL15 9NW

Launceston (A30) 4.7 miles - Tavistock 14.1 miles - Plymouth 20.6 miles

A substantial country residence occupying a generous plot extending to approximately 13.33 acres in all with a detached garage and beautiful rural outlooks

- Substantial Country Residence
- Detached Garage
- Rural Yet Easily Accessible
- 2 En-Suite Bedrooms
- Tenure: Freehold
- Adjoining Pastureland (13.33 acres in all)
- Stylish Open Plan Living
- 5 Bedrooms in Total
- Stunning Outlooks from Land and Gardens
- Council Tax Band: E

Guide Price £750,000

Stags Launceston

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SITUATION

The property occupies a particularly attractive rural position within the parish of Lezant, nestled amongst the rolling farmland of East Cornwall and enjoying an elevated, peaceful setting with no immediate neighbours, far reaching rural outlooks and privately owned, gently sloping pastureland to the rear. Despite its rural location, the property is conveniently situated for access to the A388, linking the historic market towns of Launceston and Callington, and is exceptionally well placed for the wider road network. The historic market town of Launceston is approximately 4.7 miles away and provides an extensive range of everyday amenities, including a 24-hour supermarket, leisure centre and 18-hole golf course, together with access to the A30 dual carriageway, providing excellent connections towards Exeter and the east, and Truro and west Cornwall. The rural hamlet of Trekenner is situated nearby and benefits from a primary school, whilst the popular Cornish farm shop and kitchen, Tre, Pol & Pen, is within a mile of the property. The neighbouring village of Treburley, approximately half a mile away, provides a local bus service and the well-regarded Springer Spaniel public house. The surrounding countryside is characterised by attractive farmland, woodland and river valleys, with the nearby Tamar Valley offering a wealth of opportunities for walking, riding and other outdoor pursuits.

DESCRIPTION

An impressive and exceptionally well-proportioned family home, occupying an accessible yet wonderfully rural position and surrounded to the rear by privately owned pastureland. Extending to approximately 13.33 acres in total, the property represents an exciting smallholding opportunity, ideally suited to those seeking a substantial family home with generous outdoor space and land. The property is understood to date originally from the early to mid-20th Century and was substantially extended in 2017, creating a highly versatile and spacious home which successfully combines the character and proportions of the original dwelling with a generous modern extension. Of particular note is the impressive open-plan living space, providing a superb focal point for family life and entertaining, while the overall accommodation offers considerable flexibility to suit a variety of modern lifestyles and rural pursuits.

ACCOMMODATION

The property is presented in excellent decorative order throughout and offers generous, well-proportioned accommodation over two floors, combining the character of the original house with the spaciousness of the later extension. The entrance porch leads into a welcoming hallway, with two reception rooms comprising a comfortable snug with wood-burning stove and a formal dining room. The impressive open-plan kitchen, dining and living room forms the heart of the home, enjoying a triple aspect and direct access to the gardens. The kitchen is comprehensively fitted with wall and base units, granite worktops, central island with breakfast bar and a range of appliances including an electric oven, wine fridge, dishwasher, American-style fridge/freezer, microwave and wood-fired Aga. The adjoining living area features a built-in home cinema system and striking stone fireplace with inset wood-burning stove, complemented by slate flooring, underfloor heating and LED lighting. A separate utility room and cloakroom complete the ground floor.

On the first floor, the impressive principal bedroom enjoys a dual aspect and feature corner window overlooking the grounds and surrounding countryside, with an adjoining en-suite incorporating twin wash hand basins and a shower. Bedroom two is a spacious double with high ceiling and en-suite shower room, while three further bedrooms within the original part of the house are served by a family bathroom with large walk-in shower and spa bath. The family bathroom and en-suite also benefit from underfloor heating. The accommodation offers considerable flexibility and would suit a wide range of purchasers, whether seeking a spacious family home, generous home-working space or a country property with land and scope for a variety of outdoor pursuits.





OUTSIDE

The property is approached directly from the road, with a generous parking area providing space for several vehicles and access to the large tandem-style double garage, which offers particularly valuable additional storage and garaging for larger vehicles, trailers, motorhomes, caravans or boats. Double gates open onto a private gravelled driveway, providing additional parking and leading to the house. A further benefit is the 7.3kW EV charger with an attached charging cable. The gardens immediately surrounding the property are beautifully enclosed and thoughtfully established, comprising areas of lawn interspersed with mature trees, shrubs, established planting and well-stocked borders. To the side of the house is a useful summerhouse, benefiting from power and lighting, while to the rear, a gravelled seating area provides an ideal setting for outdoor dining and entertaining, leading onto a raised decked terrace from which attractive views can be enjoyed across the gardens and adjoining countryside. Beyond the formal gardens lies an attractive parcel of land, predominantly comprising gently sloping pasture with a 30ft poly tunnel and a small area of woodland. The land provides an exceptional extension to the property and offers considerable versatility, being particularly well suited to those seeking a country lifestyle, with ample space for livestock, equestrian interests, recreation or simply enjoying the stunning rural outlooks that the land has to offer. A small watercourse meanders through the small area of woodland creating an attractive and secluded natural environment with mature vegetation, wildflowers and abundant wildlife. The combination of the well-established gardens, extensive pasture, woodland and watercourse creates a highly appealing opportunity to acquire a substantial country property with an unusually generous amount of adjoining land and the scope to embrace a wide variety of rural pursuits.

SERVICES

Mains electricity, private water via a borehole and private drainage via a Biodigester system. Oil fired central heating and wood burning stoves. Solar panels with feed-in tariff and 10kWh batteries. Broadband availability: Starlink, Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From Launceston take the A388 south towards Callington. Continue for approximately 4.5 miles, where the property and gated entrance will be found on the lefthand side.

what3words.com: ///workshops.outdoor.nanny

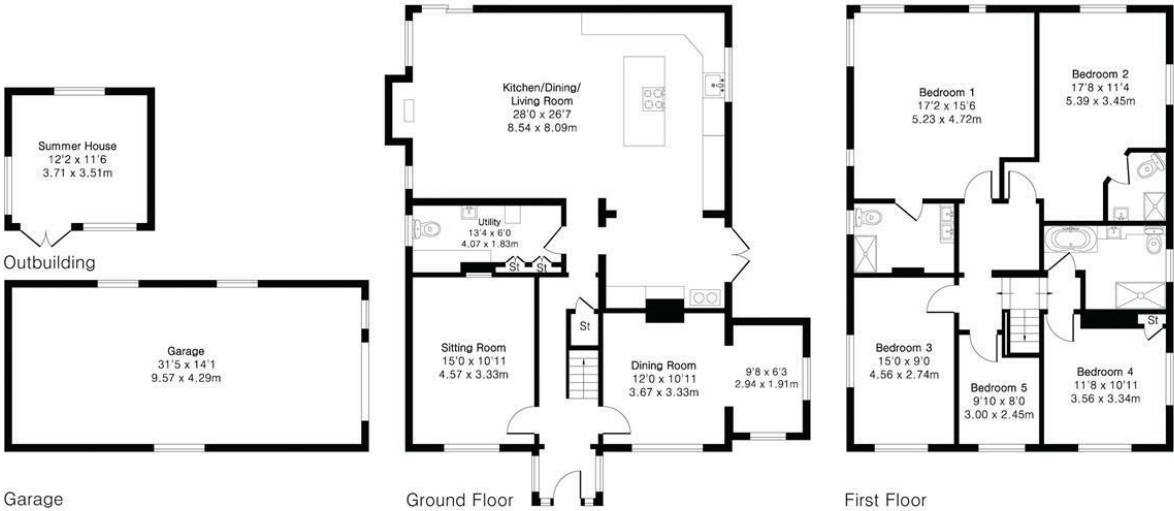
**Approximate Gross Internal Area 2273 sq ft - 211 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1187 sq ft - 110 sq m

First Floor Area 1086 sq ft - 101 sq m

Garage Area 442 sq ft - 41 sq m

Outbuilding Area 140 sq ft - 13 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.



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.

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



