



The Dell



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Bathpool, Launceston, PL15 7NW

Launceston 7.9 miles - Liskeard 7.9 miles - Plymouth 21.6 miles

An impressive and spacious detached residence, occupying a private plot in a delightful rural setting on the edge of Bodmin Moor

- Executive Detached Residence
- Individually Designed House
- No Onward Chain
- Private Rear Gardens
- Village Location
- Outdoor Swimming Pool
- Stylish Interior
- Versatile Layout
- Tenure: Freehold
- Council Tax Band: F

Guide Price £795,000

SITUATION

The property enjoys a peaceful rural setting in the rural village of Bathpool, located on the edge of Bodmin Moor within the parish of North Hill and surrounded by beautiful countryside and similar substantial country properties. The nearby villages of Rilla Mill, Coads Green, Upton Cross and North Hill provide a range of local amenities, including village shops, public houses, primary schools, a parish church and the Sterts Theatre, whilst the open moorland around Minions and Caradon Hill offers excellent opportunities for walking and outdoor pursuits. The market towns of Launceston and Liskeard are both approximately 8 miles away, with more extensive shopping, schooling and recreational facilities, while the A30 is readily accessible, providing convenient connections throughout Devon and Cornwall. Plymouth is approximately 22 miles distant, with Exeter around 50 miles away, offering mainline rail services and an international airport.

DESCRIPTION

The Dell is an impressive detached residence, occupying a private and substantial plot in a delightful rural setting on the edge of Bodmin Moor. Built over 30 years ago and enjoyed by the same family for the past 20 years, the property has been considerably improved and upgraded during the current ownership to provide a particularly spacious and versatile family home with a stylish interior and private rear gardens. With a gated driveway, this executive style home is offered for sale with no onward chain perfectly suited to motivated families and couples alike.



ACCOMMODATION

The welcoming reception hall leads to the principal ground floor rooms, including a generous formal dining room with double sliding doors opening onto the rear patio, and a light, triple aspect sitting room centred around an attractive stone and granite fireplace. The well appointed kitchen features a comprehensive range of units, solid granite work surfaces, Quooker tap and a good selection of integrated appliances, with a separate utility room providing additional storage and preparation space. A particular feature is the impressive double glazed conservatory, offering an excellent additional reception and dining area, ideally positioned to enjoy the outlook. The ground floor also includes a study with built-in storage and pull-out desk, adjoining snug with further storage, and a fully tiled cloakroom.

A spacious first-floor landing provides access to four well-proportioned bedrooms. The principal bedroom is particularly well appointed, with built-in wardrobes, walk-in dressing room and a stylish en suite shower room with double shower and granite finishes. Bedroom two benefits from a Jack and Jill en suite incorporating a sauna and steam shower, while the remaining bedrooms are all well proportioned and include built-in storage. The family bathroom features a spa bath set within a granite surround, and there is also a useful study/sewing room with fitted storage and work surfaces. Further features include porcelain flooring, electric underfloor heating to selected areas, oil-fired central heating with remote Hive control, and UPVC double glazing throughout.

OUTSIDE

The property occupies a private, fully enclosed plot of approximately 0.35 of an acre, approached via electric gates with video intercom and app control. A block paved driveway provides extensive off road parking and includes a Tesla electric vehicle charging point, while the double garage offers power, lighting, water and an electric door. Adjacent to the garage is a fully equipped gym, together with the boiler cupboard. The landscaped rear gardens are arranged over several levels, with a south-facing paved terrace providing an excellent setting for outdoor dining and relaxation. A particular feature is the heated swimming pool, served by an air-source heat pump and salt cleaning system, with a retractable sliding roof allowing it to be enjoyed throughout the year. A fully tiled shower room/WC with underfloor heating is conveniently positioned alongside. The principal lawn is level and includes a useful summerhouse with power and lighting, previously used as a gaming suite, while a lower garden area provides an enclosed vegetable growing area. The rear garden enjoys an enviable rural outlook, with far-reaching views across the Lynher Valley and surrounding countryside, adding considerably to the appeal and sense of privacy.

SERVICES

Main electricity, water and drainage. Private water. Private drainage. Oil fired central heating. LPG for fireplace in sitting room. 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.

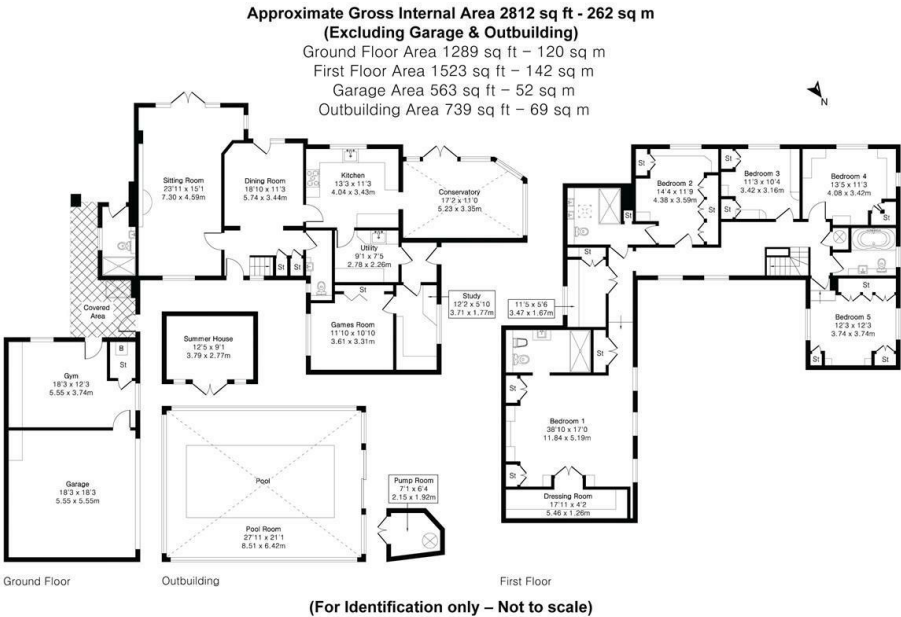
DIRECTIONS

From Launceston, proceed along the A388 (Western Road) and, on reaching Pennygillam Roundabout, take the third exit signposted South Petherwin, joining the B3254. Continue for approximately 6 miles, passing through South Petherwin and the hamlets of Slipper Hill and Congdons Shop. Continue straight over the crossroads and through Berriow Bridge and Middlewood, before proceeding up the hill. Take the next left-hand turning signposted Bathpool and continue down into the village and over the bridge. Take the first left-hand turning, then bear left and left again. The entrance to the property will be found directly ahead.

what3words.com: ///confetti.wash.bravo



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	60	66
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk
01566 774999



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