

Slipperhill Egloskerry | | Launceston



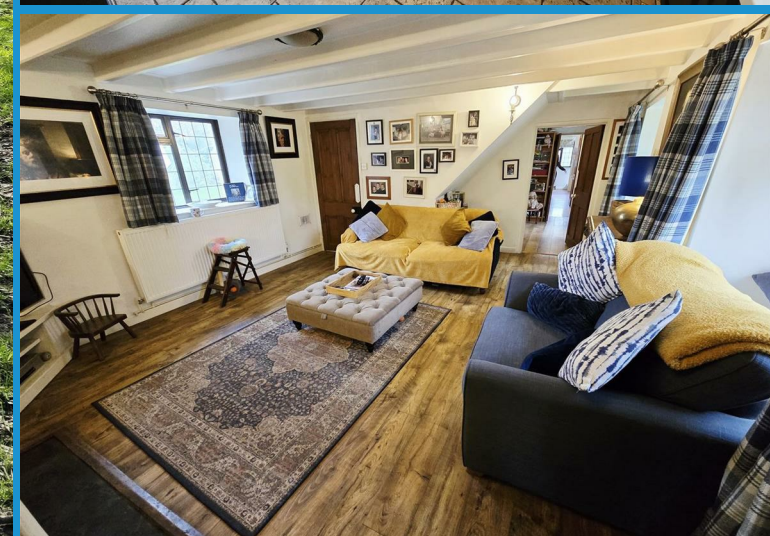


Situated in a peaceful rural location is this spacious 3 bedroom detached character property set in circa 1 acre of gardens and grounds which includes a holiday cottage alongside an additional barn, workshop and garages. The property is accessed via a sweeping driveway leading to the property, where there is ample parking and turning space and the property offers a private and peaceful setting.

The property itself offers spacious living accommodation with includes 3 reception rooms alongside an open-plan kitchen / breakfast room which leads into the conservatory. The reception rooms are an impressive size and have a wealth of character features including beamed ceilings and fireplaces.

The main bedroom is a generous size and features a walk-in dressing room and en-suite and accessed via a separate staircase leading up from the end reception room. This bedroom also has patio doors and a Juliette rail providing pleasant views. The other 2 bedrooms are both a good size and share a well appointed family bathroom. The ground floor accommodation also includes a spacious entrance hallway, utility room with space for appliances and a WC plus a useful home office/study.

The gardens and grounds are a real feature of the property with the majority of land laid to lawn with a range of shrubbery and trees. The main land is to the front but there is an additional enclosed garden at the rear. There is the holiday barn which could create an income, alongside a further unconverted barn offering potential subject to the necessary planning consents. In addition there is a workshop/garage alongside a useful works/hobbies room. There is parking provision for numerous vehicles including space for caravans or camper vans for example.



- Characterful Property
- 3 Bedrooms

- Annexe / Holiday Cottage
- 3 Reception Rooms

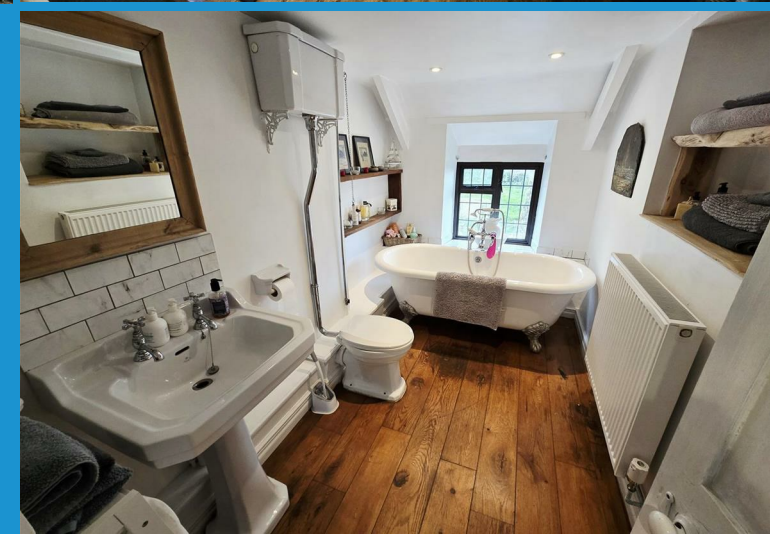
- Circa 1 Acre Plot
- Multiple Outbuildings

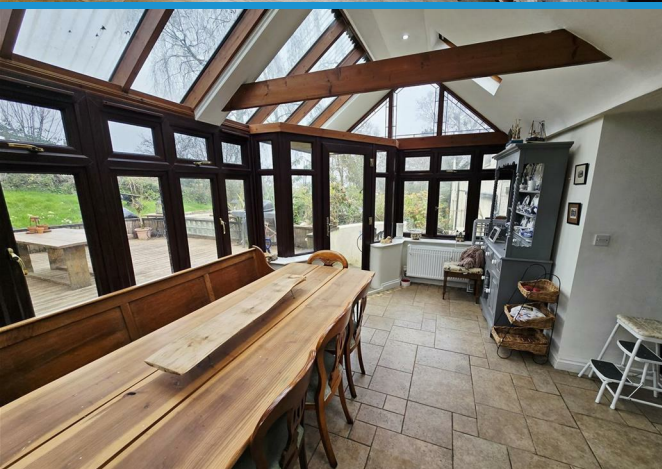
Situation

Egloskerry is a rural village where there is a primary school, Parish Church and village hall and is located approximately 4 miles North West of Launceston. Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsular and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. Launceston Town offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco's, M&S and Costa's coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling

Directions

The postcode to the property is PL15 8RY. Drive through Egloskerry heading towards Tresmeer and take the signposted left hand turning to Tregeare. Follow the road down into the dip and there is a left hand turning, take this turn and then turn immediately right as signposted into the property in question.





Entrance Hallway

9'9" x 7'6" (2.99m x 2.29m)

Utility Room

9'9" x 7'3" (2.99m x 2.22m)

2.22m narrows to 1.98m

Kitchen / Breakfast Room

16'5" max x 14'6" (5.02m max x 4.42m)

Garden Room

15'9" x 10'10" (4.81m x 3.32m)

Dining Room

13'10" x 13'1" (4.23m x 3.99m)

3.99m extends to 5.02m

Study

14'0" x 10'3" (4.29m x 3.13m)

Inner Hall

Snug / Home Office

10'8" x 5'10" (3.26m x 1.79m)

Sitting Room

17'11" x 16'2" (5.48m x 4.94m)

First Floor

Main Bedroom

17'0" x 16'3" (5.19m x 4.96m)

4.96m narrows to 3.96m

Walk In Wardrobe

En-Suite

7'10" x 6'2" (2.39m x 1.89m)

2.39m narrows to 1.70m

Bedroom 2

14'6" max x 10'9" (4.42m max x 3.29m)

Bathroom

10'7" x 5'9" (3.25m x 1.76m)

Bedroom 3

14'5" x 8'5" (4.40m x 2.57m)

2.57m narrows to 2.38m

Outbuildings -

Log Cabin

15'4" x 9'3" (4.68m x 2.84m)

2.84m extends to 3.68m

Store With Stink

5'8" x 3'2" (1.74m x 0.98m)

Holiday Cottage-

Open Plan Living Room / Kitchen and Bedroom

16'4" x 11'7" (4.99m x 3.54m)

Shower Room

8'2" max x 5'1" (2.49m max x 1.55m)

Cloaks Cupboard

Barn

Store

12'2" x 5'4" (3.73m x 1.65m)

Workshop

23'3" x 11'0" (7.09m x 3.37m)

Garage

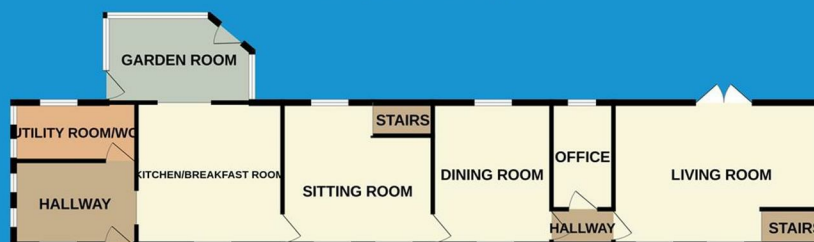
19'6" x 9'2" (5.96m x 2.81m)

Additional Workshop

19'9" x 19'7" (6.02 x 5.97m)

Services

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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.