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Town • Country • Coast

Hill Park | Egloskerry | Launceston



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Guide Price £550,000







Tucked away on the outskirts of a popular village is this detached house built by our vendor in 2004. The property has the charm and appeal of an older style property but with modern day conveniences. Enjoying no immediate neighbours in a rural yet accessible location. Various outbuildings, ample off road parking and circa 4 acres of adjoining land.

The property is approached through a formal porch into a sizable dual aspect sitting/dining room with an open fireplace to one end housing a multi fuel wood burner. French doors lead into a separate kitchen/breakfast room with a range of eye and base level units. To the rear of the property is a large utility room and WC. A door from the utility room opens out to the brick paved driveway. Also on the ground floor is a study and further reception room which are now accessed via an external door. A doorway between the study and sitting room has been blocked off but could easily be reinstated.

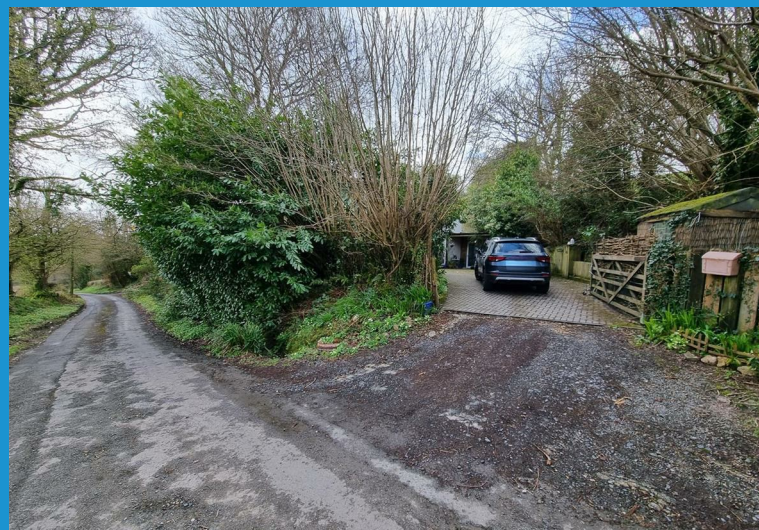
On the first floor are 4 double bedrooms (1 en-suite) plus a study/hobbies room. The master bedroom enjoys a view over the garden and has both an en-suite shower room and built-in wardrobe. The other bedrooms are all doubles and offer ample space for furniture. The study/hobbies room has restricted head height but could be used for a variety of purposes. The family bathroom has a matching 3-piece suite with a shower over the bath.

In front of the property is a lawned garden that is enclosed and full of interest. Next to the porch is a level patio with built in stone BBQ. Beyond the garden is a yard accessed via a secondary gate off the nearby parish road. The yard has a generous garage, stable and other storage sheds. In total the garden, driveway, and yard amount to circa 0.40 acres. A track gives access to the paddocks that are found to the higher side of the property. In total both paddocks amount to circa 4 acres and are free draining, sloping and currently comprise of a copse and area of bracken ideal for wildlife or grazing









- Detached 4 bedroom house
- Built by our vendors in 2004
- Kitchen/breakfast room
- Sizable sitting/dining room
- Open fire
- Outbuildings
- Adjoining pasture
- Rural location.

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 Food and Costa's coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

From Launceston proceed down St. Thomas Road through the traffic lights at Newport. At the roundabout take the second exit onto St. Stephens Hill. At the top of the hill turn left opposite St. Stephens Church signposted Egloskerry and proceed for approximately 3 miles. Drive through the village of Egloskerry passing the church on the right hand side. After about 3/4 of a mile turn left signposted Tregeare. Follow this road over the bridge bearing sharpe right where the property will be seen on your left toward the top of the hill. The postcode for the property is PL15 8RY.







Entrance Porch
6'11" x 6'0" (2.11m x 1.83m)

Living Room
24'2" x 15'8" (7.39m x 4.80m)

Kitchen/Breakfast Room
15'8" x 11'10" (4.80m x 3.63m)

Utility Room
11'10" max x 10'0" max (3.63m max x 3.05m max)

W/C
6'3" x 2'11" (1.91m x 0.89m)

Utility Area
11'1" x 6'3" (3.38m x 1.91m)

Dining Room
12'4" x 10'0" (3.78m x 3.05m)

Study
11'5" x 10'0" (3.48m x 3.05m)

Shower Room
8'7" x 4'0" (2.64m x 1.22m)

First Floor Landing

Bedroom 1
15'7" x 12'4" (4.75m x 3.76m)

En-suite
7'4" x 4'3" (2.26m x 1.30m)

Bedroom 2
10'9" x 9'3" (3.28m x 2.82m)

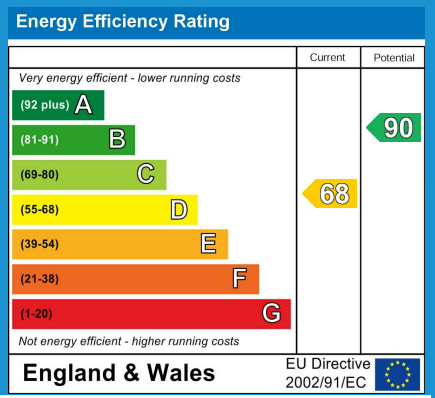
Bedroom 3
12'9" x 10'4" (3.91m x 3.15m)

Bedroom 4
12'9" x 9'3" (3.89m x 2.82m)

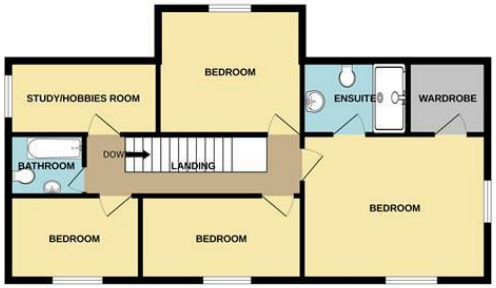
Family Bathroom
8'11" x 6'0" (2.74m x 1.85m)

Study/Hobbies Room
10'6" x 6'11" (3.22m x 2.13m)

Services
Mains Electricity & Water.
Private Drainage.
Oil Fired Central Heating.
Council Tax Band D.







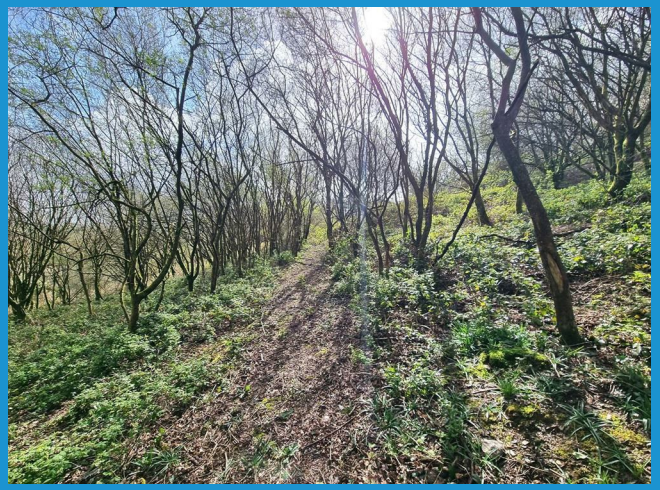
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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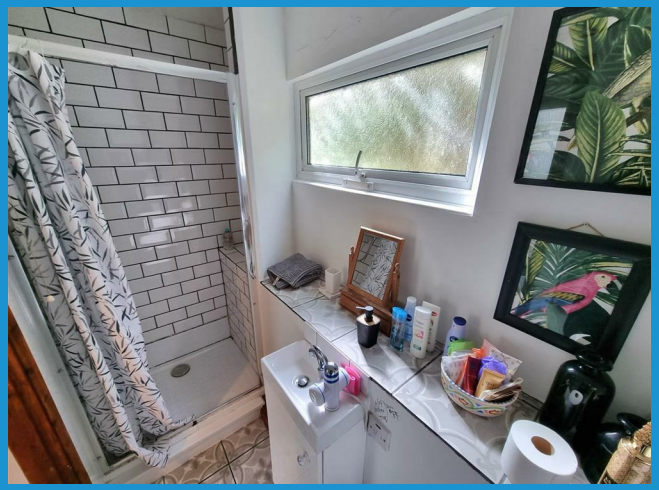












The Property Ombudsman

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