



Woodside

Woodside, 3 Reddown Court, Egloskerry, Launceston, PL15 8ST



Launceston - 4.6 miles Bude - 17.8 miles
Truro - 48 miles

Enjoying a semi-rural, edge of village position, with fields to the side, this 2/3 bedroom bungalow has solar panels and a very recently installed air source heat pump.

- Newly fitted air source heat pump, firing central heating
- Upvc double glazed windows
- Lovely, semi-rural location
- Easy access to the village and primary school
- Just 4.5 miles or so from Launceston
- Pretty, front gardens and suntrap patio to the rear
- Garage/workshop and timber outbuilding
- 2 off road parking spaces
- Freehold
- Council Tax Band: C

Guide Price £297,000



SITUATION

Occupying a peaceful position on the very edge of the sought-after village of Egloskerry, this detached bungalow enjoys a delightful semi-rural setting adjoining open farmland and countryside. The village offers a welcoming community atmosphere with a well-regarded primary school, parish church and village hall, whilst the market town of Launceston lies approximately 4.5 miles away, providing a comprehensive range of shopping, educational and recreational facilities. From Launceston there is convenient access onto the A30 dual carriageway, offering excellent links east towards Devon and Exeter, and west into the heart of Cornwall.

DESCRIPTION

The property is a well-presented 2/3 bedroom detached bungalow. Enjoying views over neighbouring fields, the property benefits from a quiet setting, complemented by attractive gardens and versatile accommodation. Energy efficiency has been carefully considered, with solar panels installed and a recently renewed air source heat pump supplying the central heating system.

ACCOMMODATION

The accommodation is arranged over a single storey and comprises a modern fitted kitchen with gas cooker included, the sitting room is a particularly light and airy space, featuring a floor-to-ceiling window overlooking the front garden and allowing an abundance of natural light to flood the room. A fireplace housing an LPG gas stove provides an attractive focal point. There are two double bedrooms together with a spacious additional room positioned to the rear of the kitchen, offering excellent versatility as a formal dining room, second reception room or third bedroom, depending on individual requirements. Completing the accommodation is a modern shower room with WC.

OUTSIDE

To the front of the property is a pretty lawned garden interspersed with colourful planted borders, creating an attractive approach. To the rear, a sheltered patio provides an ideal suntrap for outdoor dining and entertaining whilst enjoying the peaceful surroundings. The property further benefits from a useful storage shed and a garage which has been loosely converted into a workshop, both having power and lighting connected together with a separate fuse board. In addition, there are two off-road parking spaces. The garage could easily be returned to its former use, and the shared drive is only used by 3 other properties.

SERVICES

Main electricity, water and drainage. Air source heat pump firing central system plus fitted solar panels. 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. EPC - D

VIEWINGS

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

DIRECTIONS

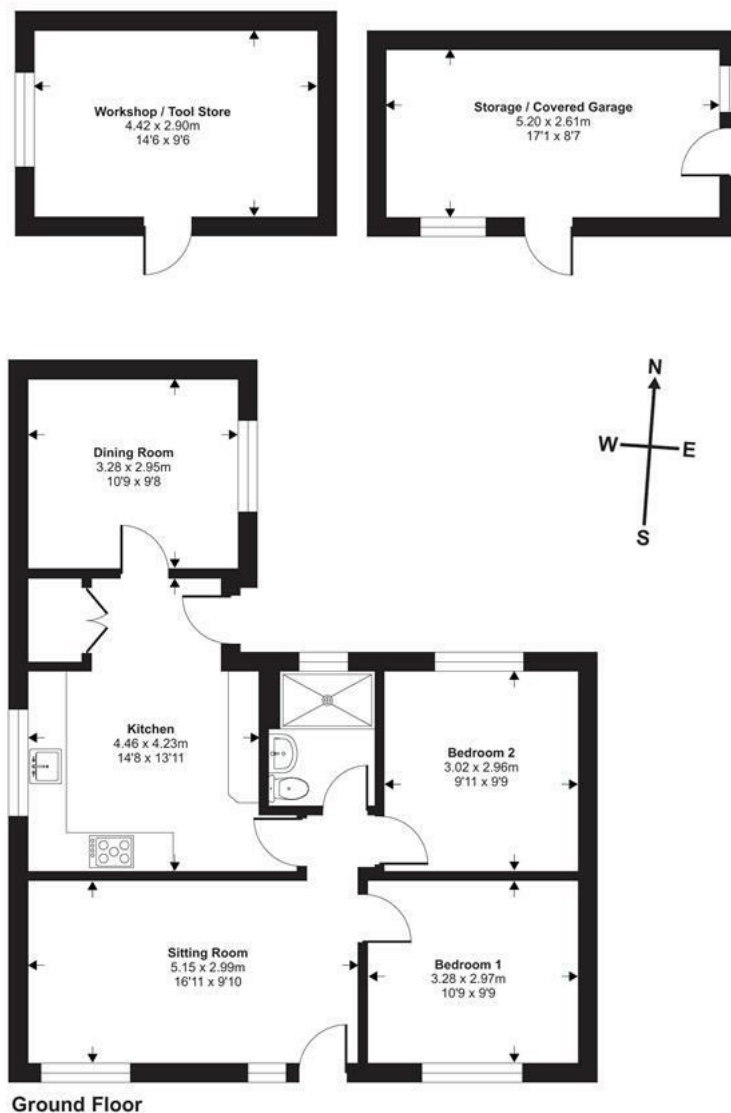
From Launceston drive down St Thomas Road, up St Stephens Hill and then turn left at the top, opposite the church. Follow this road into Egloskerry and towards the centre turn left, before the school. Proceed along this road and the property is the last property on the right hand side. Please park just before the bungalow on the left hand side.

What3words - common.reworked.highly



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Approximate Area = 719 sq ft / 66.7 sq m
 Garage = 146 sq ft / 13.5 sq m
 Outbuilding = 138 sq ft / 12.8 sq m
 Total = 1003 sq ft / 93 sq m
 For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2026. Produced for Stags. REF: 1469322.

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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E	50	62
(39-47) F		
(31-38) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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