



**Endslea House, Egloskerry,  
Launceston, Cornwall, PL15 8SG**

Auction Guide Price £250,000 to £275,000 Freehold





## A charming detached period cottage on the edge of a popular rural village

- Sale by Public Auction—28 April 2026 (unless sold prior)
  - 3 Bedrooms
  - Bathroom & Cloakroom
  - Kitchen/Breakfast Room
- 2 Reception Rooms & Sun Room
  - Enclosed Rear Garden
  - Off Road Parking
  - EPC F & Council Tax C

**METHOD OF SALE** The property is to be sold by Public Auction (unless sold prior) on Tuesday 28 April 2026 at 6.00pm at The Guild Hall, Launceston, Cornwall, PL15 7AR. The property will be sold subject to an undisclosed reserve and the vendor reserves the right for the Auctioneer to bid in the usual way on their behalf up to the reserve.

The winning bidder will need to deposit 10% of the purchase price (or a minimum fee of £5,000 whichever is the greater) on the date of the Auction. The deposit has to be paid to DJR Estate Agents & Auctioneers as the acting Auctioneer and can only be paid in the form of a cheque or bank transfer. Completion will take place 28 days later (or earlier by mutual agreement). Failure to complete will constitute a breach of contract.

All buyers must register with the Auctioneers prior to or on the day of the Auction. Under Money Laundering Regulations 2017, it is a requirement for Estate Agents to perform due diligence checks on any

person that intends to bid at an Auction, therefore the bidder will be required to provide 2 forms of identification at the Auction, a photo ID (passport or driving licence) and proof of address (recent utility bill or bank statement dated within the last 3 months, not a mobile phone bill). If the property is being purchased through a business we will need to see proof of the company's registration through Companies House and ID for all Directors.

**SITUATION** The property is situated on the fringes of Egloskerry, a popular village with primary school and village hall. Launceston is only 4 miles distant with a range of supermarkets, doctors, dentists and veterinary surgeries, further educational facilities and 2 testing 18-hole golf courses nearby.

**DESCRIPTION** A detached cottage built in the 1850s of stone and brick construction beneath a slate tiled roof and would benefit from some improvements. The accommodation is clearly illustrated on the floorplan and comprises: entrance hall with stairs to



the first floor, door into lounge with slate fireplace, glazed door into sun room with polycarbonate roof and attractive stained glass feature windows.

From the entrance hall door into vestibule with doors to cloakroom and dining room with fireplace housing a woodburner with back boiler. The kitchen/breakfast room is double aspect with a range of base and wall mounted units with laminated work surfaces, electric double oven with pan storage above and below, inset 4 ring ceramic hob, space and plumbing for washing machine. Door into rear glazed porch housing a base level oil fired boiler for central heating and hot water and door to side garden.

To the first floor is a split-level landing with doors to the family bathroom and all 3 bedrooms (with bedroom 2 having an enclosed staircase leading to a most useful attic space).

**OUTSIDE** To the front is a concrete drive providing parking. There is an existing substantial shed, with power and light, which can be reduced in size to create further parking, if required. Gate into the garden with gravelled seating area, well defined hedge and fence boundaries, inground ornamental pond and further timber shed. There is a further garden area to the front of the property, which is laid mainly to lawn.

**VENDOR'S SOLICITORS** WBW Solicitors, Westgate, Launceston, Cornwall, PL15 9AD. Tel: 01566 772451. Email: mariemoore@wbw.co.uk

**LEGAL PACK** An auction pack will be available to view at DJR Estate Agents or contact WBW Solicitors, who will be able to send out the auction pack electronically. It is the purchaser's responsibility to inspect the legal pack, make all necessary enquiries, take legal advice and conduct any surveys prior to the auction date.

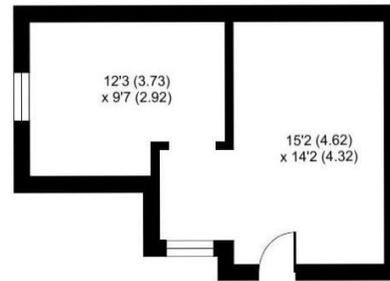
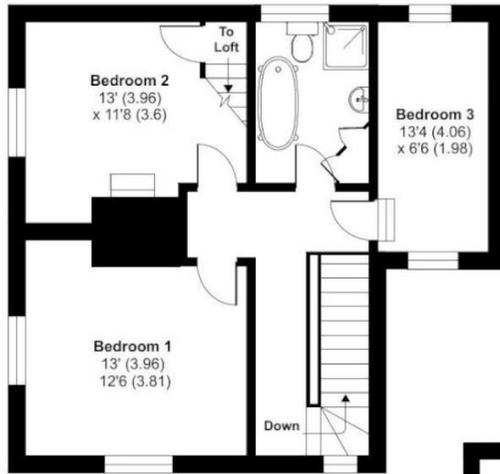
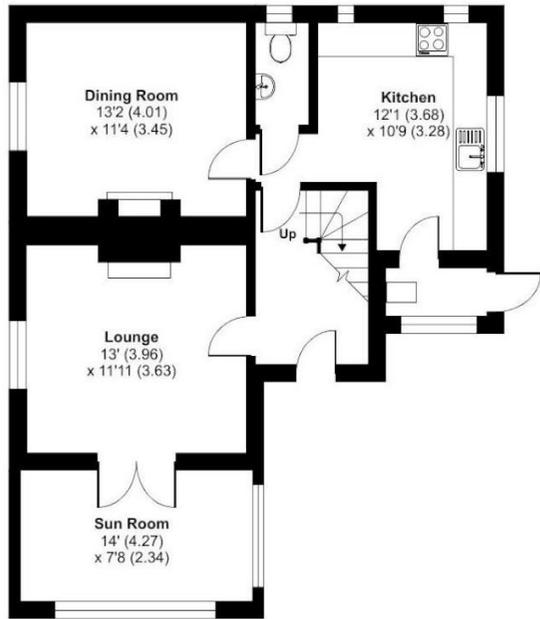
**SERVICES** Mains water, electricity & drainage. Bulk oil-fired central heating. Council tax band C. Full EPC available on request. Broadband connected: FTTP. Mobile phone coverage: visit Ofcom website. Please note the agents have not inspected or tested services.

**AGENT'S NOTE:** The photos were taken in July 2024 and the property is now unfurnished.

\* Definition of Guide & Reserve

- Guide Price(s) are an indication of the seller's expectation.
- Reserve Price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range.
- Guide prices may change at any time prior to the auction.

Approximate Area = 1305 sq ft / 121.2 sq m  
 Outbuilding = 288 sq ft / 26.8 sq m  
 Total = 1593 sq ft / 147.9 sq m  
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1153630



For more information or to arrange a viewing, please contact us:

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**DAVID J ROBINSON**  
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