

# Yeolmbridge House | Yeolmbridge | Launceston





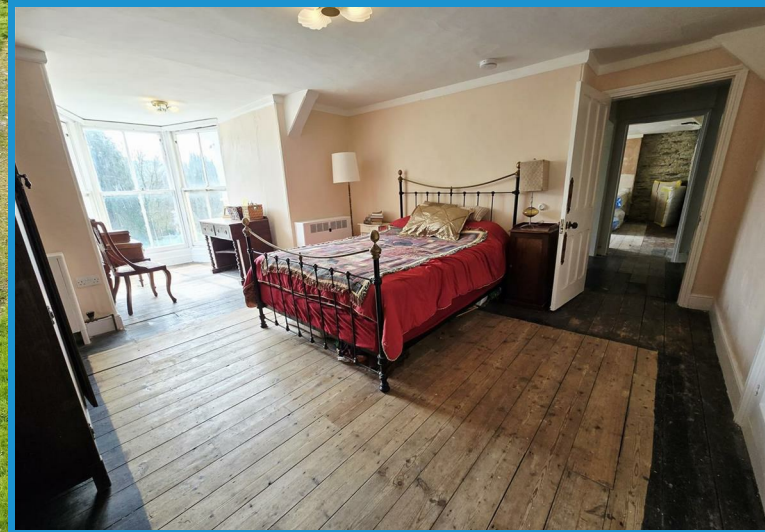
A prominent and historic country residence with many original character features situated in a popular village location with grounds of circa 1.5 acres. This fine Grade II Georgian house is being lovingly restored by the current owners with the majority of work completed.

The property features accommodation arranged over three floors which comprises 10 bedrooms and 3 reception rooms alongside an adjoining 2 bedroom cottage providing annex accommodation. The property is accessed via a sweeping driveway with attractive gated pillars, leading to the parking area and giving the first glimpse of the property. There is provision for numerous vehicles at the front and there is a generous lawned garden at the front with a range of established shrubs and trees providing privacy. The gardens and grounds wrap around the side and rear with a walled garden, former ice house ideal for storage and a covered storage area at the top of the garden with solar panels providing income.

There is a central hallway and two impressive reception rooms at the front, a dining room provides additional reception space. Beyond here, there is an open-plan kitchen and breakfast room with flagstone slate flooring alongside an ante room which leads into a courtyard area to the side. A hallway provides access into a former servants area where there is a diary and wine cellar, the property also features a bell board. There is access into the cottage, which is a lovely potential annex providing 2 bedrooms, a cosy living room and kitchen alongside a bathroom and there is exposed 'A' frame beamed ceilings.

On the first floor there are 6 bedrooms alongside 2 bathrooms plus a useful WC. Two of the bedrooms have the deep bay windows providing plenty of light and there is a stunning music room, which features the first floor triple aspect garden room which is a wonderful and unique room with a vaulted ceiling and views over the garden. On the second floor there is further accommodation including 4 additional bedrooms, plenty of storage and an open landing with a natural light window.

At the side of the property there is a former billiards room, which is currently being restored by the current owners. The property has been painstakingly restored by the current owners and work is still on-going, the vast majority of the renovation work has been undertaken but there are still rooms and area of the house that need works as things stand.



- Grade II Listed
- Characterful Property
- Large Gardens & Ample Parking
- 8 Bedrooms
- 2 Bedroom Annexe
- 3 Reception Rooms

### Situation

The property is situated in the pretty sheltered village of Yeolmbridge, on the banks of the river Ottery and has rolling countryside and woods in all directions with an active village hall. Within 1 mile is the village of Ladycross with another village hall and Werrington Primary Academy. Launceston Town Centre is approximately 3 miles away and features a range of shops, schools and facilities alongside access to the A30 connecting to the rest of Cornwall and Devon. The wonderful sandy beaches at Bude and the North Coast are approximately 20 minutes from the village.

### History

We understand the property is circa 200 years old and due to its rich history is grade 2 listed. Typical of a country house of its era, you can see the evolution of the property over the years as each generation has put their stamp on the property. Situated in Yeolmbridge, within the parish of Werrington, the property was originally owned by the local quarry owners and according to records, has only had 4 owners through the years. The front facade of the property was apparently the latest addition, with the symmetrical bay windows, veranda and turret reportedly added after the then owner visited Italy on a 'Grand Tour' and sought inspiration to add to this country property.



### Entrance Porch

### Drawing Room

21'9" max x 20'8" (6.65m max x 6.32m )

### Dining Room

22'8" max x 16'6" max (6.93m max x 5.03m max)

### Hallway

Including Staircase

### Library

16'0" x 14'1" max (4.88m x 4.30m max)

### Utility Room

13'5" x 7'10" (4.09m x 2.39m )

### Inner Hallway

Including Staircase

### Kitchen

22'6" max x 10'11" (6.86m max x 3.35m )

### Scullery

13'3" x 6'10" (4.06 x 2.09m)

### Larder

12'9" x 6'0" (3.91m x 1.83m )

### Pantry

11'6" x 9'10" (3.51m x 3.02m )

### Store

### Boot Room

10'11" x 8'0" (3.35m x 2.46m )

### Wine Cellar

8'0" x 7'11" (2.44m x 2.42m )

### Dairy

15'10" x 8'2" (4.85m x 2.49m )

### Fuel Store

### Games Room

29'1" x 14'6" (8.87m x 4.43m )

### WC

### First Floor

### Landing

Including 2 Cupboards

### Bedroom 1

22'0" max x 12'7" (6.71m max x 3.85m )

### Bedroom 2

23'1" x 16'6" (7.04m x 5.04m )

### Studio

10'5" x 7'10" (3.18m x 2.39m )

### Bedroom 3

19'10" x 14'0" (6.07m x 4.27m )

### Bedroom 4

19'1" x 10'8" (5.82m x 3.26m )

### Bedroom 5

13'5" x 12'11" (4.11m x 3.94m )

### Bedroom 6

12'9" x 12'4" (3.91m x 3.76m )

### WC

### Bathroom

8'8" max x 7'10" (2.66m max x 2.41m )

### Second Floor

### Landing

Cupboard 2.92m x 1.57m

Cupboard 3.96m x 1.55m

### Bedroom 7

13'10" x 12'4" (4.24m x 3.76m )

### Bedroom 8

12'4" x 10'7" (3.78m x 3.25m )

### Bedroom 9

12'4" x 10'9" (3.76m x 3.28m )

### Bedroom 10

11'6" x 9'8" (3.53m x 2.97m )

Cupboard - 3.96m x 1.50m

### Annex -

### Kitchen

9'6" x 9'6" max (2.90m x 2.90m max)

### Living Room

12'3" x 10'0" (3.75m x 3.05m )

### Bedroom 1

10'5" x 10'0" (3.19m x 3.05m )

### Bedroom 2

9'11" x 9'8" (3.04m x 2.97m )

### Services

Mains Electricity and Water

Private Water and Drainage

Council Tax Band F

Central Heating Type - Oil & Storage

Heaters

### Agents Note

The Lane Up To Driveway Of The

Property Is A Shared Access.

### Restrictive Covenant

The property cannot be used as a

Country House Hotel.

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

## Ground Floor



## First Floor



## Second Floor



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