

Yeolmbridge Lodge, Yeolmbridge,
Launceston, Cornwall, PL15 8TH

Guide Price £385,000 Freehold





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Enchanting former Quarrymaster's cottage with views over the surrounding Werrington Estate

- 2 Bedrooms & Dressing Room/Nursery
- Upstairs Bathroom
- Stunning Kitchen/Dining Room
- Lounge with Wood Burner
- Attractive Wraparound Veranda
- Garage & Extensive Off-Road Parking
- Attractive Gardens with Outbuildings
- EPC F & Council Tax D

SITUATION Located on the fringe of the village of Yeolmbridge, within 2 miles of the former market town of Launceston with its extensive range of supermarkets, doctors, dentist and veterinary surgeries together with educational facilities, numerous sporting clubs, fully equipped leisure centre and a testing 18-hole golf courses nearby. Werrington Community Primary School is less than ½ a mile from the property.

The A30 is some 3 miles distant and links the Cathedral Cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport. The city port of Plymouth is 28 miles to the south with a deep water marina and regular ferry services serving northern France and Spain.

The coastal resort of Bude is 16 miles to the north, with extensive sandy beaches, its famous sea pool and cliff-land walks.

DESCRIPTION The current vendors are only the third owners of the property's 200 year history, as it was originally the quarrymaster's home for the adjoining Werrington Estate, and has been constructed of beautiful local stone under a slate roof with numerous character features.

The accommodation is clearly illustrated on the floorplan and briefly comprises: a beautiful wrap-around veranda with skylights and slate-flagged floors, providing cover to sit and enjoy views over the surrounding area. A part glazed door opens into the attractive dual aspect lounge with sash windows and a feature fireplace housing a wood burner set on a slate hearth and oak stairs to the first floor.

The farmhouse-style kitchen/dining room has impressive slate-flagged floors, exposed stone fireplace with a brick arch, and a range of base and wall units with oak worktops, and bespoke twisted oak handles and matching island unit. Integral dishwasher, space for a range cooker and an upright





fridge/freezer, walk-in under stairs pantry cupboard. Glazed door to rear porch/boot room with base-level oil-fired boiler for central heating and hot water and further glazed door opening to rear garden.

The first-floor landing offers a picture window to the front aspect, with views over the Werrington Estate land. Access to loft space. Bedroom 1 is a spacious double aspect room with uPVC sash windows, inset cupboard, exposed wood floors and door into dressing room/nursery. Bedroom 2 is also double aspect with views over the garden and surrounding farmland.

The family bathroom comprises a suite of a panel enclosed bath with mixer taps, shower over and glass shower screen, low flush WC and pedestal wash hand basin. uPVC sash window to rear aspect, part-panelled and tiled walls. The bathroom would benefit from some cosmetic improvement.

OUTSIDE The property is accessed from the road via a pair of offset stone pillars leading to the driveway providing parking for several vehicles, with turning area and access to the detached garage with metal up-and over door.

The gardens wrap around the property and are laid mainly to lawn with beautiful stone walls, slate paving, and a mixture of mature flower beds and specimen trees providing colour and interest throughout the year. Attached to the property is a gardener's toilet with low-flush WC and adjoining tool store.

Detached block-built utility room with power, light and plumbing for a washing machine and tumble dryer. Further stone shed/workshop.

AGENT'S NOTE

1. There is a seldom used agricultural right of way over the turning area to adjacent field.

2. The property has permission for a 2-storey extension under Cornwall Council Planning Application PA25/07010 (dated 30/11/2025). Further details are available via the Cornwall planning portal.

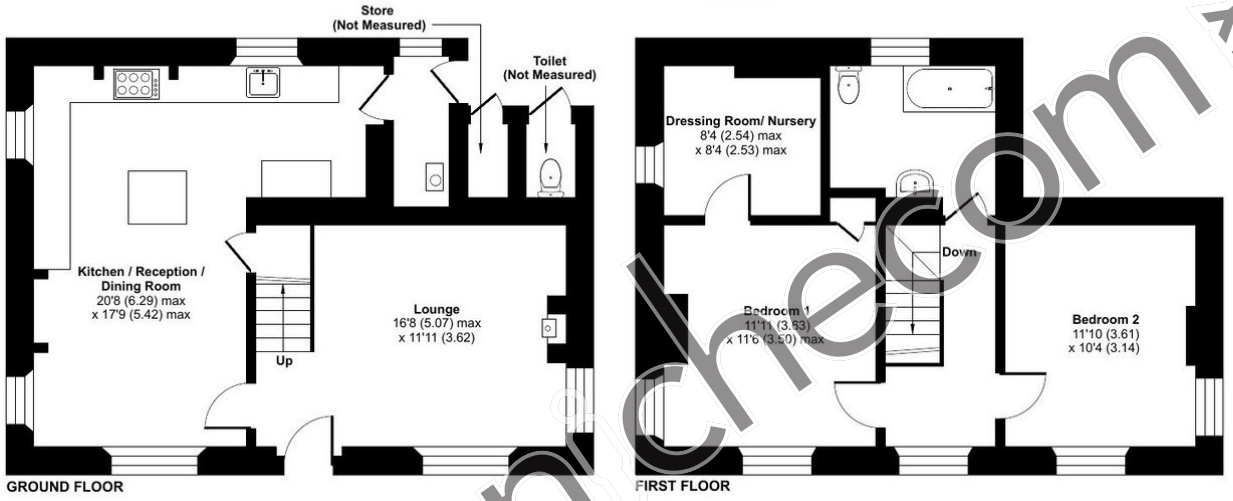
SERVICES Mains electricity, water and drainage. Oil-fired central heating. Double glazing to first floor. Council Tax Band D. Full EPC documents available. For mobile phone and Internet coverage: see Ofcom website. Please note the Agents have not tested or inspected these services.

VIEWINGS Strictly by prior appointment with the vendors' appointed Agents, DJR Estate Agents and Auctioneers.

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Approximate Area = 1018 sq ft / 94.5 sq m (excludes store & toilet)
Garage = 127 sq ft / 11.7 sq m
Outbuildings = 140 sq ft / 13 sq m
Total = 1285 sq ft / 119.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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For more information or to arrange a viewing, please contact us:

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