



**The Warren, Polyphant,
Launceston, Cornwall, PL15 7PS**

Guide Price £679,950 Freehold





A charming period house with additional detached cottage in the heart of the popular village of Polyphant

- No Onward Chain
- 4 Bedroom Period House
- 3 Bedroom Cottage
- Ideal For Multi-Generational Living
 - Delightful Private Gardens
- Detached Garage & Off Road Parking
 - Good Access to Local Amenities
 - EPCs E & F and Council Tax E & C

SITUATION Located just off the picturesque village green of Polyphant, which offers a village shop catering for day-to-day needs, together with a Methodist Church and regular GP surgery at Polyphant House. Primary schools, village shop/post offices, places of worship and public houses can be found 3 miles distant at Altarnun and Lewannick.

The A30 is just under a mile away and provides access to Truro and Newquay Airport to the west and Exeter to the east, with mainline railway station serving London Paddington, an international airport and access to the M5 motorway network. Launceston is 5 miles to the east with comprehensive educational, healthcare, shopping and sporting facilities.

DESCRIPTION Available for the first time in over 40 years, a charming stone and slate period, unlisted cottage, presented in good decorative order throughout with character features. The property



was extended in 2011 and has the added benefit of an appealing detached former dairy, which provides excellent supplemental income or space for a dependent relative.

The accommodation is illustrated on the floorplan and the main house briefly comprises: slate canopy storm porch with attractive porticos opening into the spacious lounge/dining room with feature stone fireplace and a door to the double aspect snug/bedroom 4 with patio doors opening to garden and en suite wet room. From the lounge, a door opens to the inner vestibule with stairs to first floor, under stairs cupboard and opening into the dining area with slate floor and exposed stone walls. The kitchen has a range of base and wall units with a 2-plate oil-fired Aga for cooking and hot water, double sink with mixer taps, plumbing and appliance space for washing machine, integral dishwasher, space for under-counter fridge, stable door to the rear covered passageway.



Stairs rise to a half-landing with steps up to the boiler room/store room which houses baselevel oil-fired boiler and has a door to the rear garden. Stairs continue to main landing, 3 bedrooms and spacious family bathroom with bath, low flush WC and wash hand basin.

THE BURROW

A converted former dairy presented in good decorative order and has been successfully let out for holiday use. All fixtures and fittings are included and the accommodation briefly comprising: covered storm porch with part-glazed stable door opening into the double aspect lounge, stairs rising to first floor, under stairs cupboard and door into the kitchen with a range of base and wall units, stainless steel sink, integral dishwasher, washing machine, 4-ring induction hob with extractor over and electric

oven under, door to the covered passageway leading to the main house.

Upstairs there are 3 bedrooms and a bathroom with airing cupboard with pressurised hot water system.

From the landing, steps lead to a door to the private rear garden, which has been laid mainly to lawn with timber shed and paved patio area.

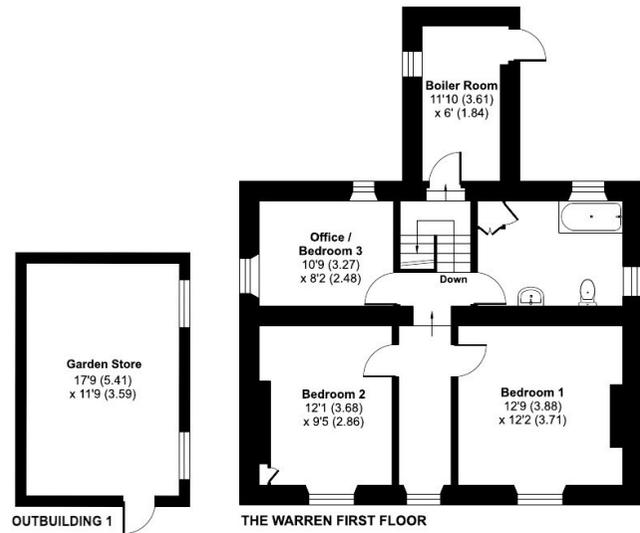
OUTSIDE The property is approached from the parish road via a 5-bar gate into a tarmac parking area providing parking for several vehicles and leading to the detached garage with adjacent secure store room. The gardens are a most appealing feature of the property, laid mainly to lawn and divided into numerous interesting areas providing colour and interest throughout the year. Detached block-built

workshop with part-slate and corrugated roof together with greenhouse and a range of sheds.

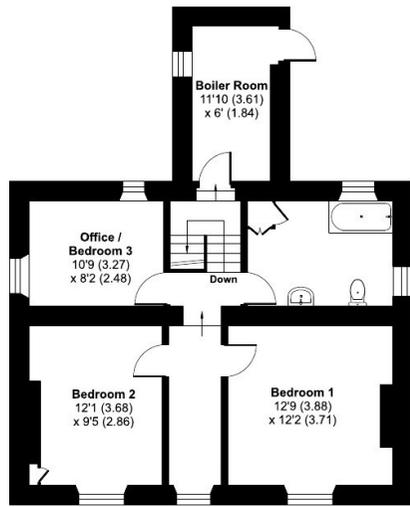
The property extends to 0.41 acres (or thereabouts)

SERVICES Mains water, drainage and electricity. Double glazed throughout to both properties. Oil-fired central heating for main house, electric night-storage heating for cottage. Full EPCs available on request. Council tax for The Warren – E and The Burrows – C. For broadband and mobile coverage, please visit Ofcom website. Please note the Agents have not inspected or tested these services.

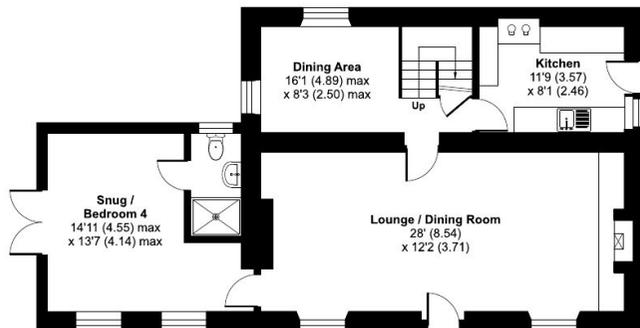
VIEWINGS Strictly by prior appointment with the vendor's appointed Agents, DJR Estate Agents and Auctioneers.



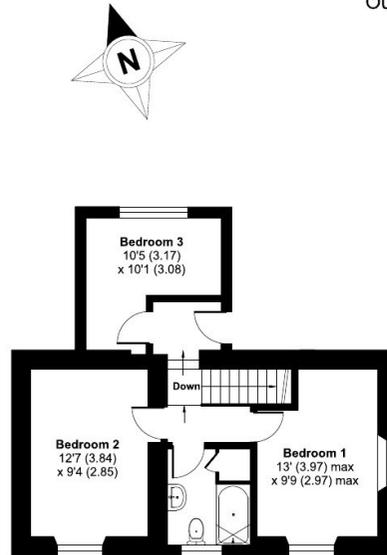
OUTBUILDING 1



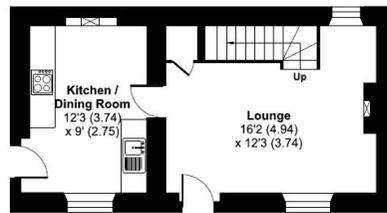
THE WARREN FIRST FLOOR



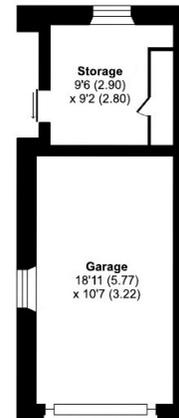
THE WARREN GROUND FLOOR



THE BURROW FIRST FLOOR



THE BURROW GROUND FLOOR



GARAGE / OUTBUILDING 2

Approximate Area = 2332 sq ft / 216.6 sq m
 Garage = 200 sq ft / 18.5 sq m
 Outbuildings = 296 sq ft / 27.4 sq m
 Total = 2828 sq ft / 262.5 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). © nchecom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1348769



THE BURROW



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

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