



Penhole House

Coads Green, Launceston, Cornwall, PL15 7LZ





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£675,000 Guide Price

Elegant five double bedroom Grade II listed link detached period home

Spacious and versatile reception accommodation

Beautifully presented throughout

Extensive walled gardens and ample parking

Heated swimming pool and detached stone outbuilding

Peaceful rural setting with countryside views

EPC - E



Situation

The popular village of Coads Green has a primary school, village hall, church and playing field. Nearby Twelve Men's Moor provides outstanding open moorland scenery, ideal for walking and riding.

Launceston, approximately 7 miles sits astride the A30 dual carriageway spine road through Cornwall and Devon, nestling under the dramatic ruins of a Norman Castle. The town offers a good range of social, commercial and shopping facilities with 24 hour supermarket, primary and secondary schools, leisure centre at Coronation Park, doctor's surgery and veterinary surgeries. The convenience of the A30 provides ease of access to the city of Exeter, 49 miles to the east providing M5 motorway link, Intercity Rail Link and International Airport. The city of Plymouth is 20 miles to the south providing Continental Ferry Port and Intercity Rail Link.

In all directions from Coads Green there is scenery of outstanding natural beauty. To the north is rugged coastline famed for popular family surfing beaches and picturesque former fishing villages, the open expanses of Bodmin Moor are to the west ideal for walking and riding, Dartmoor National Park is to the east and running southwards to Plymouth Sound with all its yachting facilities on the south coast are the hidden secrets of the Tamar Valley steeped in 18th Century mining history and renowned for Salmon fishing.





Penhole House is a striking 200 year old detached period residence set within generous private grounds in a sought-after and peaceful rural position. Full of charm and character, the property features high ceilings, sash windows, exposed beams, ornate coving and attractive fireplaces, beautifully complemented by stylish contemporary finishes.

The well-presented accommodation is arranged over two floors and includes a formal dining room, cosy snug, spacious living room, study / home office and an impressive triple-aspect kitchen with AGA and central island, together with a utility room and cloakroom. To the first floor are five well-proportioned double bedrooms, including a principal bedroom with ensuite shower room, all served by a beautifully appointed family bathroom. Many rooms enjoy delightful countryside views.

Approached via a tarmac driveway to the rear, the property offers ample off-road parking and beautifully enclosed walled gardens to the front. Thoughtfully arranged, the grounds comprise lawns, paved terraces and private seating areas, complemented by mature planting. Double gates lead to a further enclosed area with a heated swimming pool, patio, pergola, vegetable beds and a useful storage shed, while a detached stone outbuilding and attractive granite archways add further appeal.

Accommodation

A part-glazed entrance door opens into the:-

ENTRANCE LOBBY

Window to the side elevation, pendant light fitting and granite flooring. A wooden door leads through to:-

ENTRANCE HALLWAY

An impressive staircase rises to the first floor, with doors leading to all principal ground floor rooms. Features include wooden panelling, fitted carpeting, an elegant archway supported by ornamental corbels and a statement chandelier.

DINING ROOM

A sash window to the front elevation overlooks the front garden and is complemented by traditional wooden shutters. A marble fireplace with slate hearth and inset wood-burning stove provides an attractive focal point. Additional features include fitted carpeting, two radiators, built-in base storage cupboards set within arched alcoves, and ornate coving with decorative plaster frieze. There is ample space for a large dining table and accompanying furniture.

SNUG

Window to the rear elevation. Character features include exposed beams and painted stonework.

The room benefits from fitted carpeting, a radiator, a feature electric fire, a combination of wall and downlights, and a floor-to-ceiling storage cupboard. There is also space for a reading or study area.

STUDY / HOME OFFICE

Enjoying dual-aspect windows to the front and side elevations, this versatile room features LVT flooring, exposed beams and spotlights, making it ideal as a study or home office.

CLOAKROOM

Comprising a concealed cistern W.C. with a fitted Shaker-style cabinet and stone-effect countertop, inset wash hand basin with mixer taps and cupboard beneath. Further features include half-height wooden panelling, slate tiled flooring, radiator, downlights and extractor fan. A wooden door leads through to the:-

UTILITY ROOM

Window to the rear elevation and external door providing access to the rear. Fitted with a range of base and wall units with tiled splashbacks having inset stainless steel sink with mixer tap and drainer, space and plumbing for a washing machine and tumble dryer. The room also houses the boiler and benefits from slate tiled flooring, traditional marble shelving and a useful storage cupboard. A door leads through to:-



K

REAR ENTRANCE HALLWAY

uPVC stable door to the rear. Slate tiled flooring, pendant light fitting and access to the loft hatch. A wooden door opens into the:-

KITCHEN

A beautifully appointed triple-aspect room with windows to the rear and side elevations and patio doors opening onto the front garden. Rich in character, the kitchen features exposed beams, painted stonework and slate tiled flooring. Fitted with a range of base and wall units with granite work surfaces over, incorporating an inline sink with granite draining board and mixer taps, tiled splashbacks, integrated dishwasher, oven and inset electric hob. American fridge freezer (included) A traditional AGA with overhead extractor fan is set within a striking stone inglenook fireplace with exposed Oak beam and stone surround, creating a superb focal point. A generous central island provides additional workspace, while there is ample room for a dining table illuminated by three pendant light fittings.

LIVING ROOM

A delightful reception room with a sash window to the front elevation overlooking the garden and fitted with wooden shutters. An ornate plaster frieze and decorative coving enhance the room's period charm. The marble fireplace with slate hearth and inset wood-burning stove creates a welcoming atmosphere, while built-in storage cupboards set within an arched alcove provide practicality. The room also benefits from fitted carpeting and two radiators.

FIRST FLOOR LANDING

Accessed via staircase with wooden panelling rising from the entrance hallway. A sash window to the rear elevation provides natural light. Features include fitted

carpeting, wooden panelling, radiator, ornate coving and a chandelier.

BEDROOM TWO

Sash window to the rear elevation incorporating a window seat. The room benefits from fitted carpeting, recessed spotlighting, built-in storage cupboards and a radiator, with ample space for a double bed and freestanding bedroom furniture.

BEDROOM FIVE (Attic Room)

Window to the side elevation. Exposed wooden beams, fitted carpet, spotlights, radiator and chandelier. Door leading to a storage cupboard. Ample space for a double bed and freestanding bedroom furniture.

BEDROOM THREE

A sash window to the front elevation enjoys attractive countryside views. Additional features include fitted carpeting, radiator, decorative picture rail, chandelier, walk-in wardrobes and a built-in cupboard. A cast iron feature fireplace with slate hearth further enhances the room's character

BEDROOM FOUR

Sash window to the front elevation with countryside views. Fitted carpeting, radiator, decorative picture rail and chandelier. The room offers ample space for bedroom furniture.

MASTER BEDROOM

A spacious and elegant bedroom with a sash window to the front elevation enjoying far reaching countryside views. Features include fitted carpeting, radiator, decorative picture rail, chandelier, walk-in wardrobes and two separate built-in cupboards. A cast iron feature fireplace with slate hearth adds further character. A door leads to the:-



EN-SUITE SHOWER ROOM

Beautifully appointed with floor-to-ceiling tiling and comprising a corner shower enclosure with rainfall shower, concealed cistern W.C., vanity wash hand basin with mixer taps and illuminated mirror above. Further benefits include tiled flooring, heated towel rail, recessed downlights and extractor fan.

BATHROOM

Two obscure-glazed windows to the rear elevation provide natural light, while exposed beams add character. The suite comprises a panelled bath with mixer tap, large walk-in shower with glass screen and rainfall shower, close-coupled W.C., and a circular wash hand basin set upon a vanity unit with storage beneath. Additional features include half-height tiling, tiled flooring, heated towel rail and recessed downlights.

Outside

The property can be approached from the rear via a tarmac driveway providing ample off-road parking for a number of vehicles. Alternatively, granite steps with metal gate rise to the front, giving access to the beautifully enclosed walled garden split into three sections.

The gardens are thoughtfully divided into three distinct areas.

The side garden is accessed from the principal garden through an attractive granite archway. Enclosed by wooden fencing, this delightful space comprises a paved area with steps leading to a raised patio and private seating area. A section of lawn is complemented by a variety of mature

shrubs and established trees, creating a peaceful setting.

The principal garden is enclosed by traditional stone walling and features a paved terrace, ideal for al fresco dining and entertaining during the warmer months, together with an area laid to lawn. From the principal garden, double metal gates set within decorative railings with granite posts lead into a further garden area enclosed by a combination of stone walling and timber fencing. This superb space incorporates a heated swimming pool with surrounding patio, pergola, vegetable beds, outdoor toilet, pool pump room, a useful storage shed and a further lawned area.

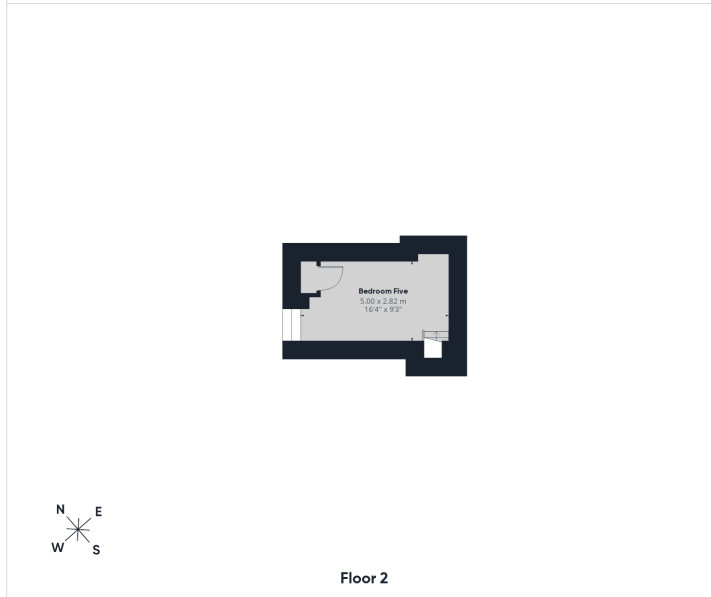
Within the main driveway is the Pyramid House, which could be converted into a separate annexe, office or garden room, subject to any planning consents, this was the original milking parlour and has power plus an outside tap located nearby.

From the parking area, a paved pathway leads to the front of the property via an attractive granite archway with wrought iron gates, providing an elegant approach to the gardens.





Floor plan



Approximate total area⁽¹⁾
 248.1 m²
 2672 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





GIRAFFE360

Floor plan for identification purposes only, not to scale

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Services

-  EE Rating - E
-  Council tax band - D
-  Directions
What3Words - crass.currently.deflated
-  Virtual Tour - available on request

Viewings strictly by appointment only

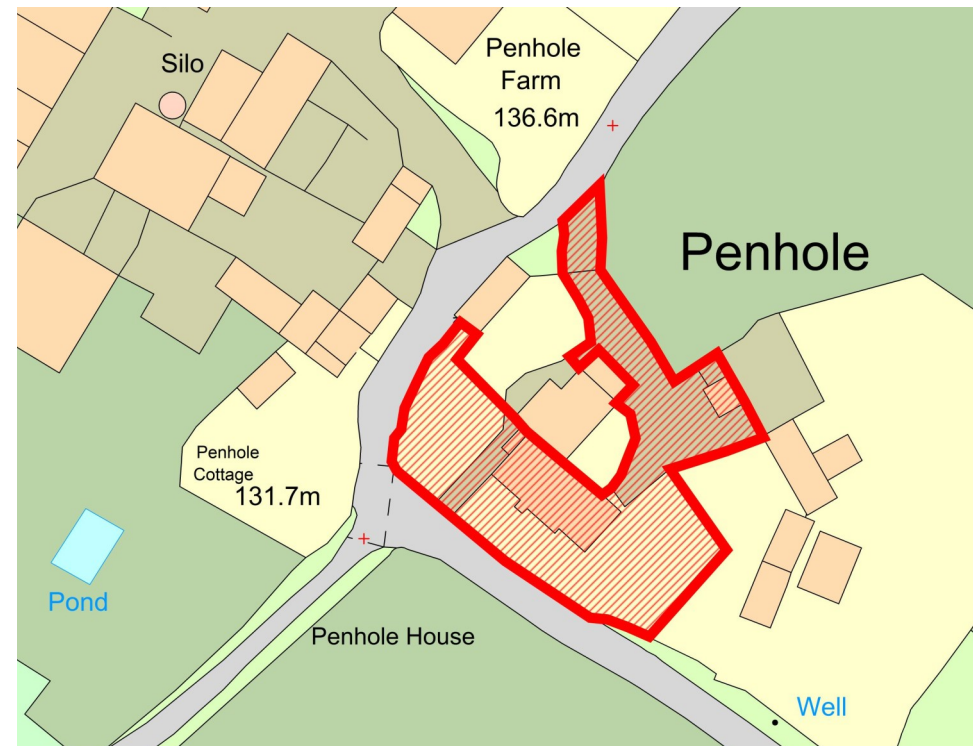
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