



Trekenner Court

Pipers Pool, Launceston, Cornwall, PL15 8QG





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£795,000 Guide Price

Spacious detached country home with just over 3 acres

Outstanding far reaching countryside views

Garage, stable block and yard

Ultrafast FTTP broadband connected

Peaceful rural location yet easy access for A30 & the coast

Generous proportions throughout

Annex potential

No onward chain



Situation

The property is conveniently located just outside the village of Pipers Pool which is set astride the A395 just north of the A30 dual carriageway spine road for Cornwall and Devon. The A30 dual carriageway is within 2 miles at Kennards House and provides a superb balance of travel distance to all parts of the two counties, linking with the M5 at Exeter.

The town of Launceston, approximately 5 miles provides a comprehensive range of social, commercial and shopping facilities including secondary and primary schools, doctor's surgery and leisure centre.

In all directions from the property there is scenery of outstanding natural beauty. 20 minutes drive to the north is the North Cornish coast National Trust cliff scenery with family beaches and quaint former fishing harbours, at Tintagel, Bossiney, Trebarwith, Strangles and Crackington Haven.

To the west is the lovely estuarine landscape of the Camel Valley flanked by nationally renowned resorts such as Polzeath, Rock, Daymar Bay and Padstow. To the south are the wild open spaces of Bodmin Moor ideal for walking and riding and to the east running southwards to Plymouth Sound with all its yachting facilities is the hidden Tamar Valley steeped 18th Century mining history and known for Salmon fishing.





Incredible rolling countryside views are enjoyed from this peaceful rural setting close to Launceston and the A30. Trekenner Court is a substantial detached country residence set within 3 acres of private grounds. Approached over a shared access lane, the property offers excellent privacy and a welcoming sense of space due to its outlook and proportions. With attractive gardens, courtyard, paddock and ample driveway parking alongside a detached garage and stables there is something to suit all requirement.

The house combines traditional charm with modern comfort, beautifully presented throughout, boasting oil-fired central heating, double-glazed windows and sought-after round house Kitchen. Perfectly suited to modern living, the property also benefits from ultrafast FTTP broadband. Due to the layout the property could also create an annex space relatively easily should it be required. Its combination of country tranquillity and accessibility, makes it an ideal family base or rural retreat.

Accommodation

Multi pane solid timber door with full floor to ceiling windows either side leading straight into:-

KITCHEN

An impressive roundhouse conversion to large kitchen area with matching wall and base units, stunning island with granite work surface over and ceramic tiled floor throughout. Central heating radiator, exposed solid timber beam trusses with directional spotlighting. Double glazed windows to the rear, full length with stunning views of the rolling countryside. Breakfast area with space and gas connection for Range cooker with extractor hood over and multi-pane window to the side. Inset one and a half bowl porcelain sink with drainer unit and mixer tap over. Integrated washing machine, dishwasher and the island also includes a Samsung electric hob and oven under. Three steps lead down to:-

INNER HALLWAY

With oak effect flooring throughout. Exposed stone wall, recess spotlighting, central heating radiator and door to:-

BEDROOM FIVE / OFFICE

Two double glazed multi pane windows to the inner courtyard with continuation of wood effect flooring, central heating radiator, exposed stone and nook, space for bedroom furniture and currently laid out as an office.

The inner hall continues to a:-

REAR HALL

Multi pane glass door leading into the inner courtyard and stairs rising to the first floor. Further exposed stone with nook and central heating radiator. Further down the hall is an airing cupboard with pressurised hot water cylinder and heating controls.

BATHROOM

Double glazed window with obscure glass to the rear. Well appointed with close coupled W.C., tile enclosed bath with mixer shower and taps over and vanity unit with inset sink. Central heating towel rail.

BEDROOM THREE

A large double bedroom with multi pane double glazed windows to the rear and single window to the rear with granite stone surround. Generous double bedroom with central heating radiator, carpet and space for bedroom furniture. Recessed spotlights.



From the kitchen three steps lead down to:-

DINING / LIVING ROOM

Dual aspect reception room with lofted ceiling having exposed beams and trusses. Engineered Oak flooring throughout with fully glazed floor to ceiling French doors leading out to the rear garden with stunning countryside views. Ample space for dining room furniture. Two central heating radiators, wall lighting and further six multi pane double glazed windows also looking into the enclosed courtyard.

The living area has a feature log burning stove sat on a slate hearth with granite surround and stone backing. T.V. point, internet connection point, further central heating radiator, picture lights in addition to wall lighting. A door leads through to:-

INNER HALL

Multi pane half glazed door leading to rear courtyard, further coat hanging space, loft storage access, recessed spotlight and door to:-

BEDROOM FOUR / GUEST SUITE

Multi pane double glazed window to the courtyard. Lofted ceiling with exposed original trusses, fully carpeted throughout, central heating radiator and space for bedroom furniture. A comfortable double bedroom with door to:-

EN-SUITE

Close coupled W.C., tiled shower enclosure with curved screen and Mira shower over, vanity unit with inset hand wash basin with wall light and shaver point over. Recessed spotlighting, extractor fan, ceramic tiled floor and tiled to half height. Central heating towel rail.

Stairs from the inner hall rise to:-

FIRST FLOOR LANDING

Vaulted ceiling, exposed beams, pendant ceiling light, fully fitted carpet and door to:-

MASTER BEDROOM

Multi pane windows to the front and multi pane French doors with Juliette balcony to the rear courtyard. Further vaulted ceiling with exposed trusses and granite alcove. Built-in wardrobe with ample storage. Two centrally heated radiators. A double room with space for bedroom furniture. Door to:-

EN-SUITE

Wood effect flooring throughout. Ceramic tiled to half height, close coupled W.C., vanity unit with inset hand wash basin and display alcove to the side, tiled shower enclosure with mixer shower over. High level double glazed window with slate sill. Centrally heated towel rail.



BEDROOM TWO

Wood effect style flooring throughout, recessed spotlights, multi pane window to the front aspect and French doors with Juliette balcony to the rear. Central heating radiator. Space for bedroom furniture, loft access with owl box, display alcove with granite surround and door to:-

EN-SUITE BATHROOM

Fully tiled floor to ceiling with Travertine style throughout. Close coupled W.C., hand wash basin with mixer tap over and tile enclosed bath with centre fill and rain shower over. Extractor fan, recessed spotlighting, shaver point and duel fuel ladder heated towel rail, heated mirror and electric under floor heating throughout.

Outside

DRY STORE

Accessed from the rear courtyard with pedestrian door and window to the front. Concrete floor throughout, oil fired Grant boiler, high vaulted ceiling with ceiling light, excellent dry storage area with the benefit of additional power points and felt and batten roof which was re-roofed when the property was converted.

The rear courtyard is completely enclosed with gravel throughout for low maintenance. Benefitting from a wonderful sheltered position with raised flower beds having established fig and bay tree with herb bed under in addition to the location of the oil tank and a raised pond with water feature. From here you can access the dry store.

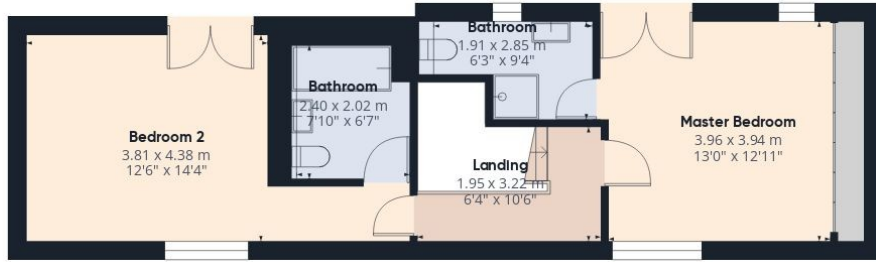
The property is approached by a private lane which the maintenance of is shared by those with access. As you turn into the entrance to Trekenner Court has a curved stone wall with native Beech hedge sits to one side with expansive gravel parking area in front and further sweeping gravel driveway which terminates in front of the property with access to the kitchen.





Floor plan

Floor plan for identification purposes only, not to scale



Floor 1 Building 1



Floor 0 Building 1



Outside

To the right hand side of the driveway is a large concrete standing with stunning views for tens of miles to the moors in both directions, Dartmoor and Bodmin. The yard is well drained with stable and garage / tool shed to the side with both power and lighting. The stable is separated into three stables with concrete floors throughout, currently used as excellent further dry storage for garden equipment. The garage has the addition of external power supply and lighting, double opening pedestrian doors to the side and vehicular access double doors to the front. There is a 12' x 6' lean-to greenhouse to the side with integrated work bench and concrete floor. To the south of the yard is a wild flower bank.

To the right hand side of the sweeping driveway is a well-maintained shrub boarder adding shelter and privacy to the front elevation.

Beside the living area is a further gravel seating area, benefitting from the views and southerly aspect. There is a large area of cut lawn and gate which leads into the paddocks. The Paddocks are split into 2, both well fenced and enclosed, gently sloping away from the property.

There are also productive fruit trees to the south east of the lawn area.



Services

Mains Water, Electric, private drainage (septic tank) and oil fired central heating

 EPC Rating - D

 Council tax band - E

 Directions

What3Words - maps.regrowth.braced

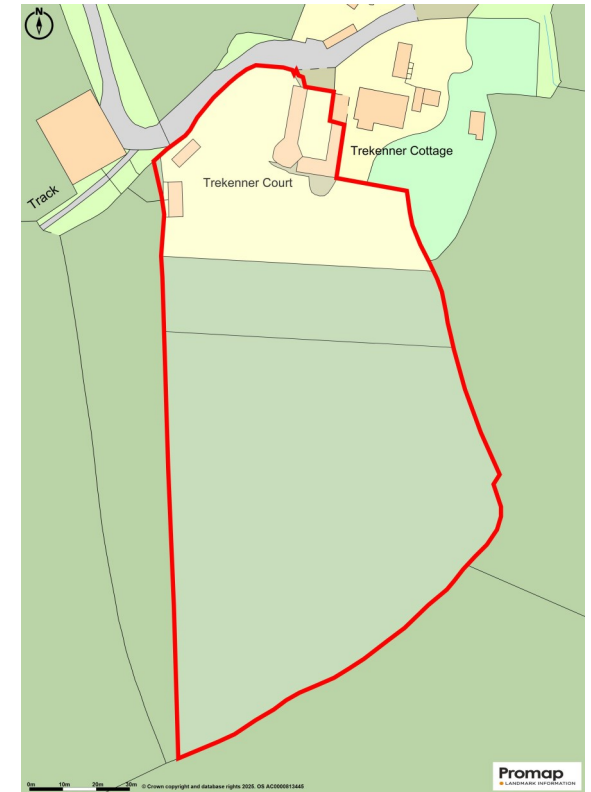
 Virtual Tour - available on request

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