



**Durnford House, Egloskerry,
Launceston, Cornwall, PL15 8SH**

Guide Price £495,000 Freehold





A detached family home with spacious accommodation in a peaceful accessible rural hamlet

- 3 Bedrooms (1 En Suite)
 - Family Bathroom
- Kitchen/Breakfast Room
 - Lounge
- Dining Room/Bedroom 4
- Conservatory & Utility Room
- Detached Double Garage/Workshop
 - EPC D & Council Tax D

SITUATION The property is in the heart of the rural hamlet of West End, less than 4 miles from Launceston town centre which has a range of supermarkets, doctors and veterinary surgeries together with a leisure centre and 2 testing 18-hole golf courses nearby. Egloskerry is 1.5 miles away with a primary school and church.

The A30 can be accessed at either Launceston or the nearby village of Tregadillett which has a well-respected gastropub, the Eliot Arms, a primary school and village hall. The A30 links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, a mainline railway station serving London Paddington and an international airport. Bodmin Moor and the beautiful North Cornish coast are 10 and 15 miles distant, and the South Cornish coast and Dartmoor are also within reach.

DESCRIPTION A substantial cavity brick and block house built in the 1950s with colour-wash render beneath an interlocking tiled roof. The property is well presented and would make an extremely spacious family house.

The accommodation is illustrated on the floorplan and briefly comprises: sliding door into porch, door into entrance hall with stairs rising to first floor. Triple aspect lounge with fireplace housing a woodburning stove, and patio doors to the rear terrace enjoying stunning views over surrounding farmland. Dining room/bedroom 4 with window to rear and deep walk-in understairs recess. Spacious kitchen/breakfast room with a range of base and wall units with stainless steel sink, ceramic hob with extractor unit over, electric eye-level double oven, appliance space for dishwasher and upright fridge/freezer. Windows to both front and rear aspect and patio doors opening into sunroom with a door to the garden and



and opening to utility room with range of base units, stainless steel sink, space and plumbing for washing machine and tumble dryer, appliance space for fridge/freezer, base-level oil fired boiler. Cloakroom with low flush WC and wash hand basin.

The first floor landing has windows to the rear and doors to all rooms. Bedroom 1 with window to front overlooking garden, built-in wardrobe, door into en suite bathroom with a suite of panel enclosed corner bath, walk-in shower cubicle, low flush WC and pedestal wash hand basin. 2 further bedrooms, one with built-in wardrobe and one with an airing cupboard. The family bathroom comprises a panel enclosed bath with shower over, low flush WC and vanity wash hand basin.

OUTSIDE The gardens are laid mainly to lawn and wrap around the front and side aspect of the property with well-defined hedge and fence boundaries, mature shrubs and specimen trees providing colour and interest throughout the year. Concrete path leading to front door. Metal box profile shed and timber greenhouse.

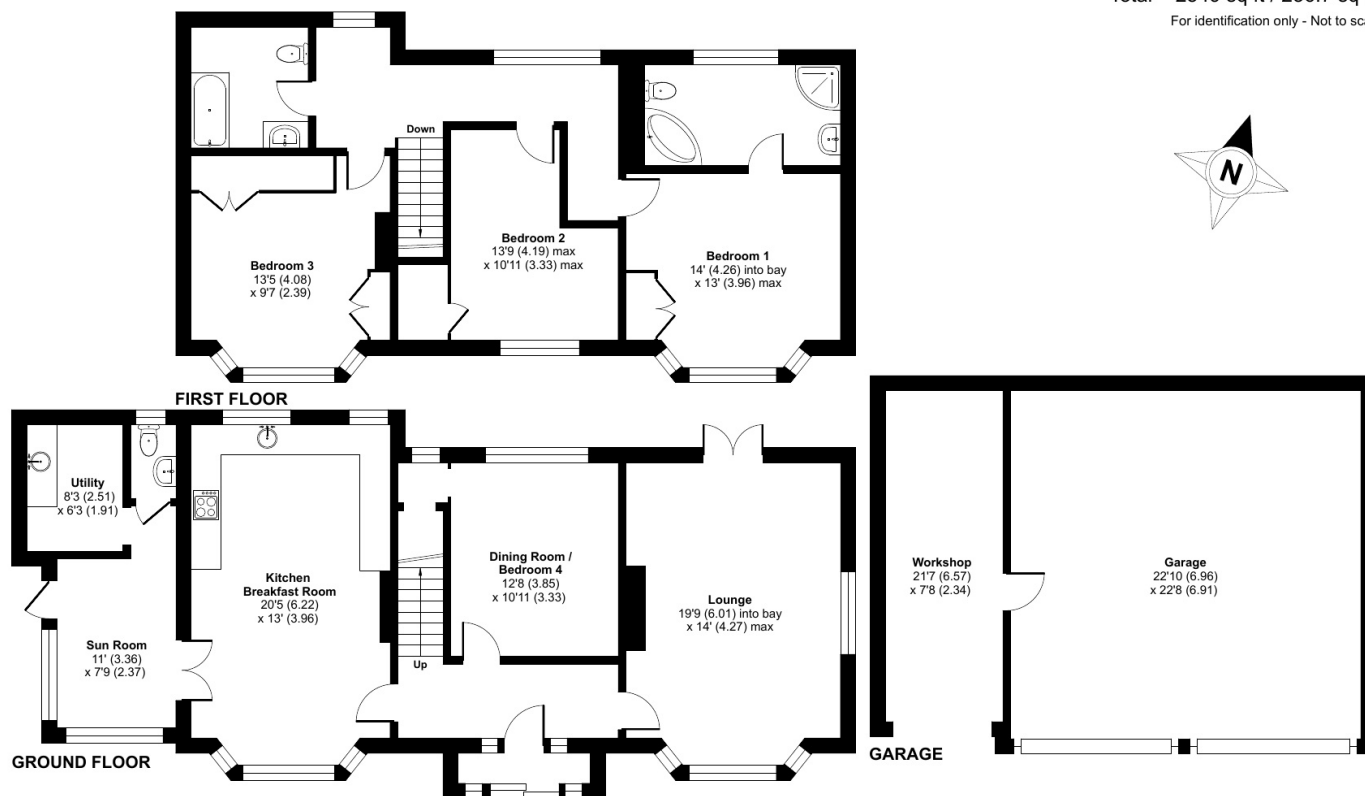
To the rear of the property is an attractive gravelled terrace with stunning views up and down the Kensey River valley. To the side, the access driveway sweeps around the rear of the property and ends at the impressive double garage/workshop of timber construction with box cladding and concrete floor with power and light connected. Outside tap.

SERVICES Mains water, electricity. Private drainage (septic tank). Bulk oil-fired central heating. Double glazed throughout. Council tax band D. Full EPC available on request. Broadband: FTTP. Mobile coverage: visit Ofcom website. Please note the Agents have not inspected or tested these services.

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



Approximate Area = 1855 sq ft / 172.3 sq m
 Garage = 694 sq ft / 64.4 sq m
 Total = 2549 sq ft / 236.7 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). © nchecon 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1455826

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

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