



Stourscombe House



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Stourscombe, Launceston, Cornwall, PL15 9LQ

Launceston Town Centre 1.6 miles - Tavistock 12 miles -
Plymouth 24.4 miles

A handsome and substantial period residence set within generous grounds in a desirable edge-of-town location

- Detached Period Residence
- Substantial Accommodation
- 2 Reception Rooms
- Gated Driveway and Ample Parking
- Tenure: Freehold
- Beautiful Features
- 4 Double Bedrooms
- Generous Gardens
- No Onward Chain Parking
- Council Tax Band: D

Guide Price £550,000

SITUATION

The property is ideally situated for both convenience and privacy, enjoying a substantial plot nestled amongst mature gardens and trees whilst being located only 1 mile from local services and 1.6 miles from the former market town centre of Launceston. Launceston offers a diverse and comprehensive range of educational, shopping and leisure facilities, accessible on foot through Stourscombe. The A30 is within easy reach and provides excellent access between Truro and Exeter—where mainline rail services connect to London Paddington, and an international airport at Exeter. For coastal adventures, both the North and South Cornish Coastlines offer hidden gems almost equidistant from the property.

DESCRIPTION

Understood to have originally been built in the mid 19th Century of stone with wooden detailing, this substantial period residence offers an exceptional blend of character, space and convenience. Occupying a generous plot on the fringes of Launceston, the property is ideally suited to families and couples alike that are seeking rural living with the convenience of local amenities within a couple of miles. Offering four double bedrooms in total and two very spacious reception rooms, the property has been the well cherished home of the current vendors for 16 years and is being offered for sale with no onward chain.



ACCOMMODATION

The accommodation throughout offers well proportioned rooms, with ample space and showcasing character features including ceiling roses and detailed coving, wooden floors, bay windows with stained glass features and an impressive staircase/entrance hall. The front entrance has a tiled floor, with ample space for coats and boots and features single glazed wooden windows. The property has a mixture of single and double glazed wooden units whilst some have been upgraded with secondary glazing. There are two very substantial reception rooms, with an open fire in the sitting room and woodburning stove in the dining room. Both rooms have bay windows overlooking the gardens at the front and a door from the dining room leads to a brick paved seating area outside.

The kitchen is traditionally located at the rear of the property, fitted with a range of base and wall mounted units and a beautiful handmade and bespoke glass splash back from the well-known fused glass designer, Jo Downs. There is an electric range style cooker with a gas hob, a rear utility room with a pantry along with ample space and plumbing for white goods. There is a ground floor cloakroom with WC and wash hand basin, with storage and side access which completes the ground floor.

The beautiful wooden floors and staircase have understairs storage and a cupboard, with a stunning stained glass window and spacious landing. There are four double bedrooms in total, three of which proudly showcase feature fireplaces. Three bedrooms overlook the front gardens and are serviced by a bathroom and a separate shower room.

OUTSIDE

The property is approached via a private entrance leading to only two properties. Gated from thereon in, the boundaries feature mature hedging and trees along with stone walls and fencing. There is a gravelled driveway, with ample parking and turning space for different sized vehicles. Mainly laid to lawn, the gardens are predominantly found at the front of the property with a walled garden via a stone archway to the side. There is a stone storage shed at the rear corner and an electric vehicle charging point.

SERVICES & ADDITIONAL INFORMATION

Mains electricity, gas and water. Private drainage via septic tank, last inspected and confirmed in working order in 2018. Gas fired central heating, open fire and woodburning stove. Outline planning has been approved nearby under application number: PA24/02804. Further information can be found on the Cornwall Council Planning Portal. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Launceston, proceed following the signs towards Callington A388. At the roundabout near Stourscombe, take the second exit onto the A388 towards Callington. Take the first left turning to Stourscombe, then the next left turning to Treniffle/Polson. On the bend in the road the entrance will be located by a Stags for sale board through two stone pillars. Bear left and follow the driveway through the gateway to the property.

What3words.com: ///culling.lump.oval



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

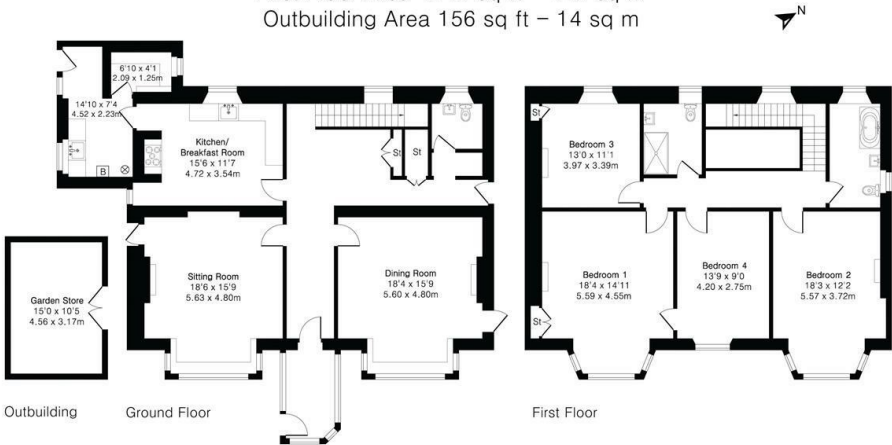
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Approximate Gross Internal Area 2642 sq ft - 246 sq m
(Excluding Outbuilding)

Ground Floor Area 1429 sq ft – 133 sq m
First Floor Area 1213 sq ft – 113 sq m
Outbuilding Area 156 sq ft – 14 sq m



(For Identification only – Not to scale)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

