





An elegant 7 bedroom former Vicarage set in a peaceful setting with wonderful established gardens and land of circa 3.5 acres. This impressive late Victorian property features spacious living accommodation which is arranged over three floors alongside a cellar and offers a wealth of original character features typical of the era, particularly pertinent in the 3 reception rooms.

The property is well presented by the current owners and custodians, with modern décor whilst retaining the property's original features. At the front there is a traditional entrance porch with a door into the main entrance hallway, with doors leading into the dining room which has a feature fireplace and a front facing ornate multi paned window overlooking the garden and a door into the drawing room which is open plan to a sitting room, again with a feature fireplace. From the drawing room there is access into a garden room which has a lovely outlook over the garden and towards the Church. Just off the hallway there is a useful cloaks area leading to a ground floor W/C.

An inner hallway provides access to a larder room alongside a door leading down to the cellar plus a door into the open-plan kitchen and breakfast room with an AGA, providing the ideal family orientated sociable space. A door leads into a rear porch and utility room with flagstone slate flooring and a back door alongside a useful boot room. On the first floor there are 5 bedrooms, one of which offering an en-suite and another currently used as a study, alongside 2 family bathrooms. All of the bedrooms feature a lovely and varied outlook over the gardens and surrounding countryside. There are two further bedrooms on the second floor. There are so many character features to appreciate in this historic Grade II listed property including the fireplaces, original woodwork and flagstone slate flooring.

The property is approached via an impressive sweeping driveway. As the property is largely hidden from view by mature trees and shrubbery, this gives the first glimpse of this handsome property. The driveway leads past the initial gardens and onto a parking and turning area at the side and rear of the house. There is a former Coach House at the rear which is stone built with the original cobbled and stone floor, now arranged as a garage, workshop and two store rooms.

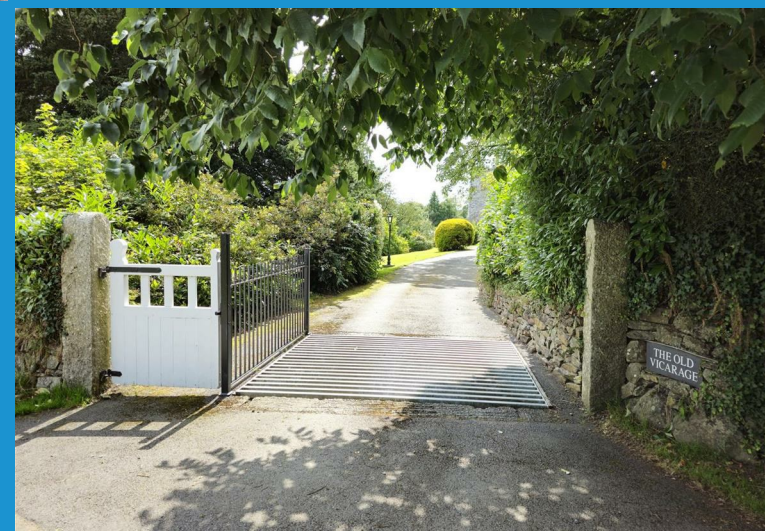
The gardens are an impressive feature of the property, mainly laid to lawn with a range of mature plants, shrubbery and trees, wrapping around the property with a view to the Church. To the rear, there is a further garden area and a vegetable patch and chicken run, with gated access into the paddock which is stock fenced.

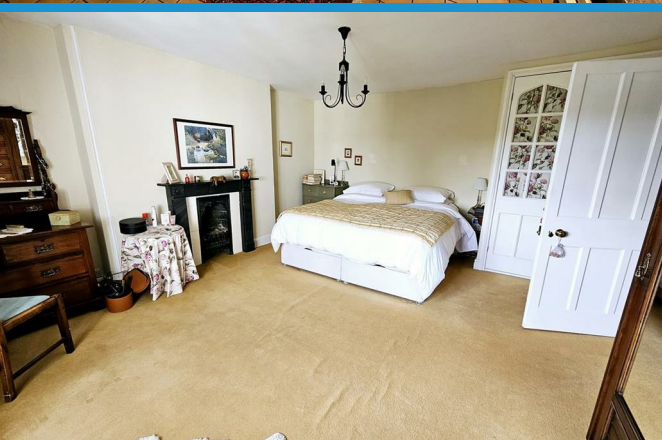


- 7 Bedroom Property
- Wealth of Character
- Circa 3.5 Acres
- Lovely Countryside Views
- Former Coach House
- Gardens and Paddock
- Spacious Reception Rooms
- No Onward Chain
- Open Plan Kitchen Breakfast Room
- Grade II Listed

Situation

The property is situated in the peaceful rural village of Laneast which is approximately 8 miles from the nearest Town of Launceston where there are a wide range of shopping facilities, amenities and schooling. There is a nearby Petrol Station and Convenience Store at just beyond the village and another at Hallworthy. Beyond here there is access to the Atlantic Highway which provides links to Bude and the sandy beaches on the North Cornish coast.





Entrance Porch

Entrance Hallway

Living Room
16'0" x 14'7" max (4.88m x 4.46m max)

Drawing Room
15'2" x 11'1" (4.64m x 3.38m)

Garden Room
13'6" x 11'1" (4.12m x 3.39m)

Dining Room
15'11" x 14'9" max (4.86m x 4.51m max)

Cloakroom
9'2" x 3'9" (2.81m x 1.15m)

Larder
7'4" x 6'2" (2.26m x 1.90m)

Kitchen/Breakfast Room
17'7" x 11'10" (5.37m x 3.63m)

Utility Room
14'5" x 7'0" (4.41m x 2.15m)

Boot Room
7'2" x 4'7" (2.20m x 1.42m)

Cellar

First Floor Landing
Including Airing Cupboards

Bedroom 1
15'9" x 11'1" (4.81m x 3.39m)
With Cupboards

Bathroom
11'10" x 6'0" (3.61m x 1.85m)

Bedroom 2
14'8" x 11'2" max (4.48m x 3.41m max)
With Cupboards

Bathroom
10'4" x 4'11" (3.17m x 1.52m)

Bedroom 3
14'0" x 11'5" (4.29m x 3.50m)
Plus Recess

En-suite
9'7" x 4'0" (2.94m x 1.22m)

Bedroom 4/Office
8'2" x 7'9" (2.51m x 2.38m)

Bedroom 5
15'11" x 14'7" (4.87m x 4.47m)
With Fitted Wardrobes

Second Floor Landing

Bedroom 6
14'1" x 9'10" (4.30m x 3.01m)
With Sloping Ceilings

Bedroom 7
14'2" x 9'10" max (4.33m x 3.00m max)
sloping ceilings

Garage
16'9" x 14'7" (5.13m x 4.46m)

Workshop
17'5" x 10'8" (5.31m x 3.27m)

Store
11'7" x 7'1" (3.54m x 2.18m)

Log Store
10'9" x 10'4" (3.29m x 3.15m)

Services
Mains Electricity and Water.
Private Drainage.
Oil Fired Central Heating.
Council Tax Band G.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	17	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Basement



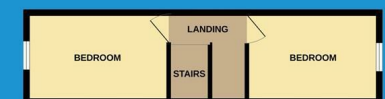
Ground Floor



First Floor



Second Floor



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.