



**STAGS**

Knapps Farm



# Knapps Farm

St Clether, Launceston, PL15 8QP

A30 5 miles Launceston 9 miles North Cornish Coast 10 miles

- 3 Bedrooms (1 with En Suite Cloakroom)
- Refurbished Kitchen/Breakfast Room
- Sitting Room with Multi Fuel Stove
- Studio/Office
- Superfast Broadband
- 52' x 45' General Purpose Shed
- Gardens Enjoying Views to Bodmin Moor
- 1.082 Acres In All

**Guide price £399,950**

## SITUATION

The property lies in an idyllic situation with no immediate neighbours on the outskirts of the small rural hamlet of St Clether. The former market town of Launceston, known as the 'Gateway to Cornwall', is nine miles away with its range of comprehensive facilities including a 24-hour supermarket, doctors, dentists, veterinary surgeries, fully equipped leisure centre and two testing 18-hole golf courses together with numerous sporting and social clubs. The vital A30 trunk road is some five miles from the property, which provides access to the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and well respected international airport. In addition, the property is ten miles from the majestic North Cornish coast, which is famous for its extensive sandy beaches and cliff walks.

## FEATURES OF THE PROPERTY

This charming detached period property has been subject to considerable improvement and expenditure by our clients to provide a home of quality and comfort, retaining the character features associated with properties of this age together with modern conveniences such as oil fired central heating.

The accommodation is illustrated on the floorplan overleaf and briefly comprises: an entrance porch, refurbished kitchen/breakfast room comprising a range of base level units with wood work surfaces over incorporating a Butler sink, space for electric cooker, window to front garden, slate flooring and fireplace housing a multi fuel stove. The dual aspect sitting room also offers a multi fuel stove set on a slate hearth,



Beautifully presented detached period cottage with no near neighbours and extensive outbuildings





door providing access to the front garden, slate floor and stairs rising to the first floor accommodation. A rear hallway provides access to the most useful utility room with plumbing for washing machine and dishwasher, space for upright fridge and freezer, work surface and oak shelving.

Bedroom 3/Garden Room is an undoubted feature of the property, benefiting from an en suite cloakroom and enjoying an outlook over the rear terrace.

The first floor offers two double bedrooms, each benefiting from built-in wardrobes and a shower room with a matching suite comprising of a low flush WC, pedestal wash hand basin and corner shower.

Adjoining the property is a STUDIO/OFFICE 16'6" x 7'7" (5.03m x 2.31m) which benefits from power, light and radiator.

### OUTSIDE

The property is approached along a no through road which leads to a five bar gate giving access to a concrete parking area and outbuildings. The gardens are an undoubted feature of the property enjoying views to Bodmin Moor and are laid mainly to lawn with mature trees, ornamental in-ground pond and extensive fenced chicken run. The vendors have created an attractive gravelled garden to the front which provides an ideal seating area. Immediately adjacent to the property there is a further gravelled area, providing an ideal location for al fresco dining. There is currently a Hot Tub in situ which could be available by separate negotiation.

### OUTBUILDINGS

GENERAL PURPOSE SHED 52' x 45' (15.85m x 13.72m) Power and light connected. TOOL SHED 13'3" x 12'10" (4.04m x 3.91m). FORMER PIGGERY AND CHICKEN HOUSE. CARPORT.

### SERVICES

Private water and drainage. Mains electricity. Oil fired central heating. We have been informed by our clients that Superfast broadband is available. Please note the agents have not inspected or tested these services.

### VIEWING

Strictly by appointment with the vendor's appointed agents, Stags.

### DIRECTIONS

Head west on the A30 towards Bodmin, exiting at the Kennards House junction onto the A395 towards Camelford. Follow this road and approximately 1.5 miles after the hamlet of Pipers Pool, turn left signposted Laneast and St Clether. Pass the left hand turning at the bottom of the hill to Laneast, continuing towards St Clether. After 1.1 miles, at the T-junction turn right signposted Davidstow. After 300 yards turn right into a no through road and follow this country lane to the end where the property will be found on its own on the left hand side. Map Reference: OS Landranger sheet 201:214/853.





These particulars are a guide only and should not be relied upon for any purpose.



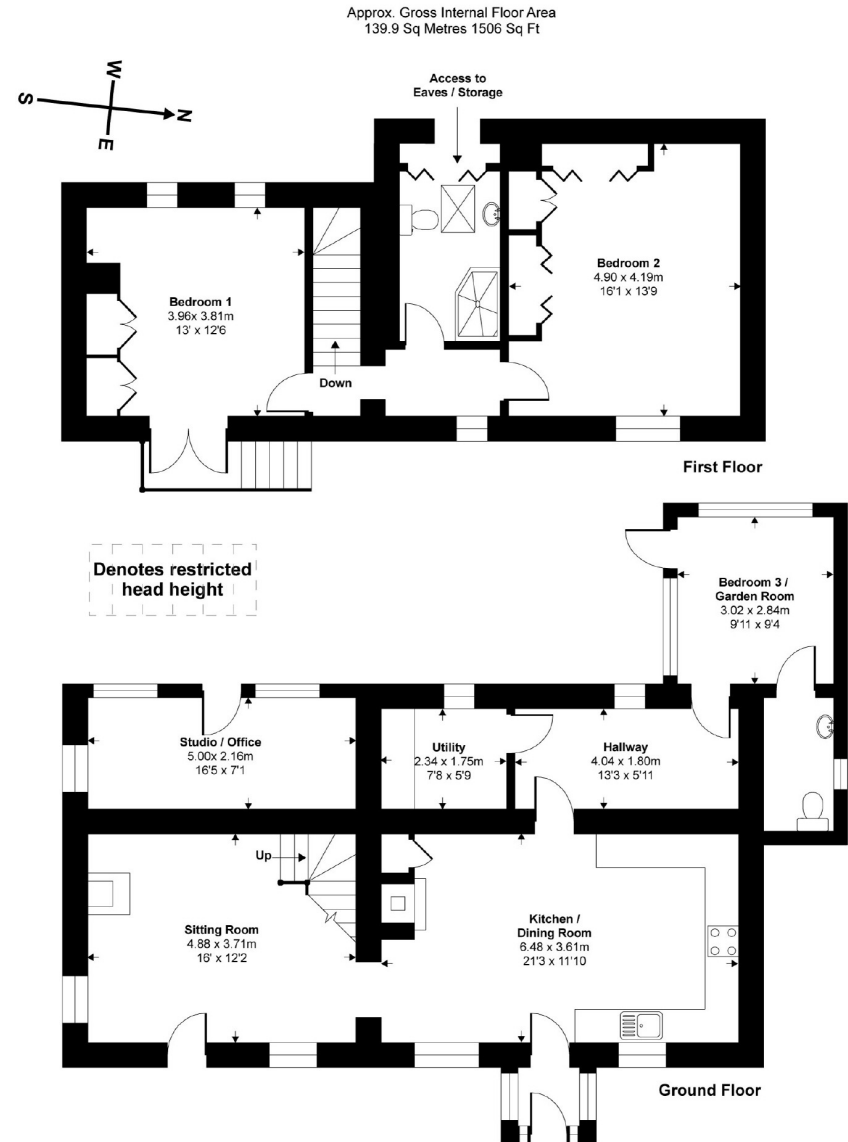
Stags

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Energy Efficiency Rating		Current	Potential
20-40%	<b>A</b>		
15-20%	<b>B</b>		87
10-15%	<b>C</b>		
5-10%	<b>D</b>		
0-5%	<b>E</b>	55	
	<b>F</b>		
	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale