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FINE & COUNTRY
Homes from Webbers

Hyssop House
North Petherwin | Launceston | Cornwall
GUIDE £435,000

Hyssop House, North Petherwin, Launceston, Cornwall, PL15 8NB

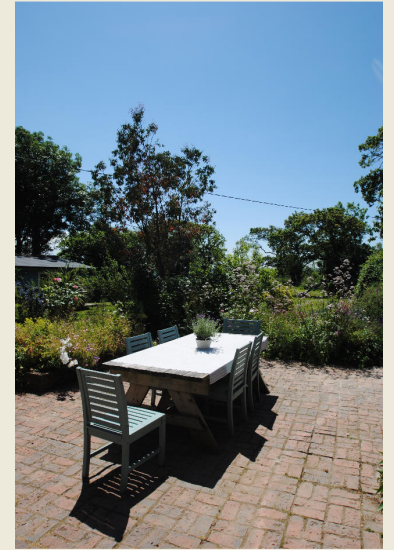
An opportunity to acquire a lovely extended character home, offering accommodation of five bedrooms and three reception rooms. The house has large level well enclosed gardens perfect for large families and backs on to open farmland and has outstanding far reaching views.

- Large and significantly extended former Sunday School.
- Spacious light and airy rooms.
- Stunning kitchen/breakfast room.
- Many period features.
- Three storey accommodation.
- Large gardens, log cabin and outstanding views.
- Quiet location with few neighbours.

Hyssop House dates back to the heart of the Victorian period with a date of 1890 clearly visible on the front facade. The building was originally a Sunday School for the small Methodist Chapel opposite (which serves the hamlet of Copthorne) within North Petherwin Parish which is one of the largest parishes in North Cornwall. When the school became redundant back in the last century, the building was converted into a home. Over the past twenty years or so prior to our clients acquiring it, it was formerly a Bistro. Today the residence retains much character from its Victorian days, as there are many wood panelled walls, solid oak, pine and slate flooring, old fashioned radiators, large windows, slate sills, wooden lintels and a gentle large principle staircase which serves the first floor. Our client who is a well known and respected local builder has sympathetically modernised the property which we say is perfect for family occupants, as the three storeys lend itself to flexibility or multi-generation living.

Externally, there is plenty of off road parking with a gated access to the rear gardens, sheds, stores and workshop along with a log cabin for good measure. The large gardens complement the rural location as they are enriched with a variety of paths and specimen trees and this frames the outstanding view over farmland towards Bodmin Moor in the distance.







Beyond the attractive stone and brick exterior lies the well presented light and airy flexible accommodation which is assisted by roof windows. The warm feeling hits you the moment you enter the welcoming reception hall which is served by a wide wooden door. The hallway hosts a wide and gently ascending staircase which serves the first floor. The hall also has access to the ground floor WC with butler sink and leads through to the stunning dining room. The dining room has a large window at the front and exposed painted stonework with wood flooring. This room is in part of the old section of the building and is perfect when entertaining and hosting dinner parties and was part of the dining area of the former bistro. The kitchen/breakfast room is dual aspect and optimises modern day living trends as the kitchen is very much the busiest and most important part of the home. The light is again helped by many roof windows and there is room for a table which comfortably sits ten people. The kitchen itself is made up of cream light units with wooden worksurfaces and included in the sale is a dual fuel "Rangemaster" oven with extractor canopy above. There is a utility room and lovely conservatory which enjoys a pleasant aspect over the rear gardens accessed off this room. The side part of the home originally consisted of a single storey extension (being the lounge). Back in 2007 the ground floor was extended further to provide another level of accommodation above. The dual aspect lounge has built-in storage cupboards and slate mantle on which sits the woodburning stove. Access from here can be gained to the first floor and the fifth bedroom which is presently used as a home office.

On the first floor there are three bedrooms, including the master bedroom suite which has an en-suite shower room/WC with shower cubicle. The second bedroom is large enough to accommodate a double bed has stripped floorboards and wood panelling. On this level there is a lovely light and airy bathroom/WC which is luxuriously appointed with a centralised claw bath and a separate shower room/WC for extra convenience. The second floor houses two further roof bedrooms which have light assistance through roof windows as well as traditional openings and are both large enough to fit double beds. Hyssop House has many modern comforts such as mains gas fired central heating (seldom

found in small rural areas), modern downlighting, sealed unit double glazed wooden windows, many storage cupboards and our clients have confirmed that many of the fixtures and fittings are included in the sale.

GROUNDS

Externally, the property is accessed from the quiet single lane public highway which leads via the gravelled drive on to the off road parking area for many vehicles. There is further overflow parking in front of the property and a five bar gate which opens into the rear grounds where there is a further hard standing area suitable for those needing to store vehicles such as boats, caravans, motor caravans etc. if required. The rear gardens are well maintained by our vendors and offer a good degree of seclusion. Initially outside of the kitchen door there is a well positioned patio area which is perfect in the warmer months for Alfresco dining and barbequing. There are a number of stores including a large workshop which has power and light and a garden shed. The level gardens expand to a large lawn which has an extensive range of shrubs, bushes and perennials, including many specimen trees, fruit trees and on offer is a lovely view over farmland towards Bodmin Moor. We understand the size of the gardens extend to approximately one third of an acre. One of the key advantages is the log cabin which sits within the plot and has been used as a bedroom area for a young adult but could also be used for many purposes including a home office or studio, games room or hobbies area. The log cabin is a good size and has its own power and light connected along with a wood burning stove. The gardens are well enclosed by hedging.



LOCATION

The property stands in the centre of the quiet hamlet of Cophorne, in North Petherwin Parish, which is one of the largest in North Cornwall. The village stands on the ridge above the River Ottery, which is a major tributary of the Tamar River separating Cornwall and Devon. The Parish Church is dedicated to St Paternus and is unusually grand for a small Church. The village has facilities including a Church Hall which holds many social events throughout the year and North Petherwin is famed for the Tamar Otter Park and Wildlife Centre which is a popular attraction. For those with children the Village School is found at Brazzacott another one of the small hamlets. At nearby Langdon Cross there is the thatched Countryman Inn public house with a reputation for good bar food and the nearest local shop and Post Office is found in the village of Whitstone which is approximately four miles away. The residence is situated just twelve miles or so from the coastal resort and town of Bude which has excellent shopping, commercial, educational and recreational facilities and many sandy beaches and dramatic cliff top walks. The further resorts of Boscastle, Crackington Haven and Widemouth Bay are also a short drive away. Regarded as the 'Gateway to Cornwall' the market town of Launceston is approximately 7 miles away which also has a range of educational, recreational, commercial and leisure facilities, as well as a Norman Castle and attractive town centre. Launceston lies adjacent to the A30 dual carriageway which runs to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction.

For further communications the Cathedral City of Exeter is approximately 50 miles distance, or about an hour drive and has a more extensive range of shopping and leisure facilities, as well as access to the M5 motorway, mainland rail network to London (Paddington) and further north. Exeter is served by an excellent regional international airport. The continental ferry port and city of Plymouth is approximately 33 miles from the property and again offers extensive facilities as well as regular cross channel ferry services to France and Spain.

DIRECTIONS

From Launceston Town Centre proceed down the A388 (St Thomas Road). Upon reaching the roundabout at Newport continue straight ahead up St Stephens Hill heading through St Stephens. Continue along the B3254 towards Bude passing through the Hamlet of Yeolmbridge and after a couple of miles at the junction at Langdon Cross take the left hand turning towards North Petherwin. As you proceed to the centre of the village turn right at the main

crossroads passing the Church on the right hand side. Continue heading out of the village until reaching a right hand fork signposted Cophorne. Turn off and follow this road for approximately one mile where upon entering Cophorne hamlet, Hyssop House will be identified on the left hand side.

SERVICES

Mains water, electricity and gas. Private drainage.

COUNCIL TAX BAND

G: Cornwall Council.

OPENING TIMES:

Monday – Friday 9:15am – 5:30pm
Saturday 9:00am – 4:00pm

Want to know More?

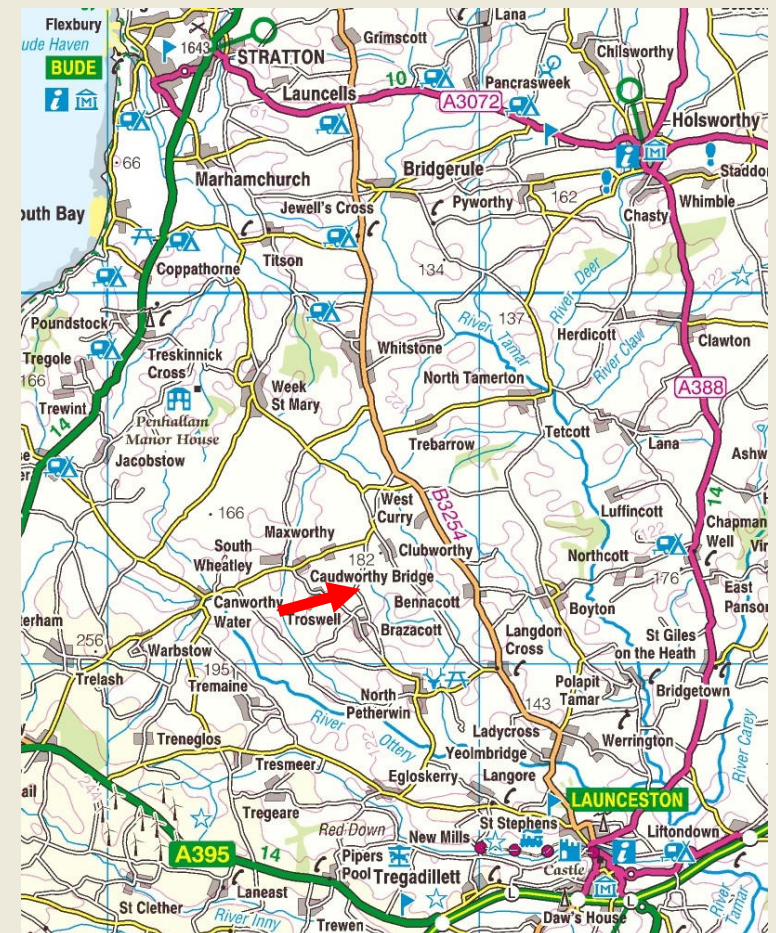
We recognise that buying a property is a big commitment and, therefore, recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding.

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.ukradon.org
- www.fensa.org.uk
- www.nesltd.co.uk
- <http://list.english-heritage.org.uk>



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92-100) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 73 |
| (39-54) E | 60 |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England, Scotland & Wales EU Directive 2002/91/EC | |

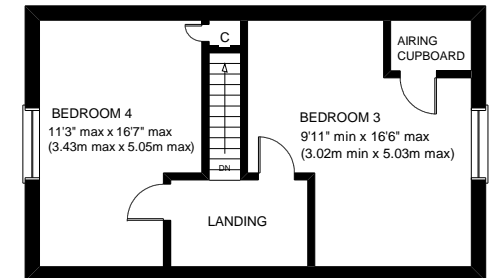
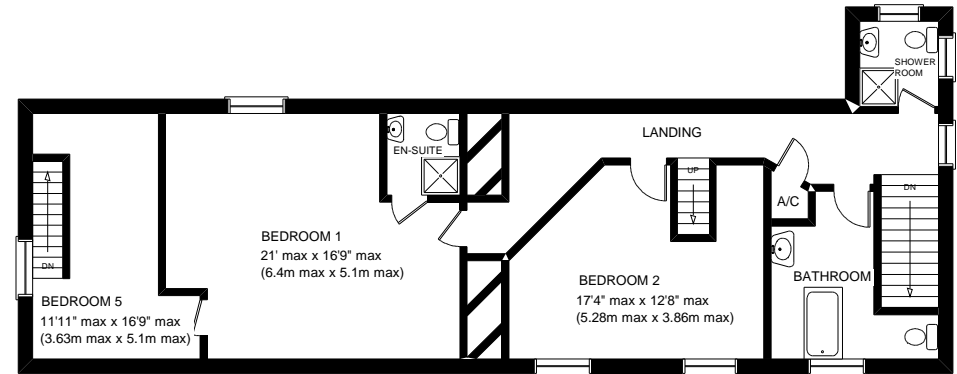
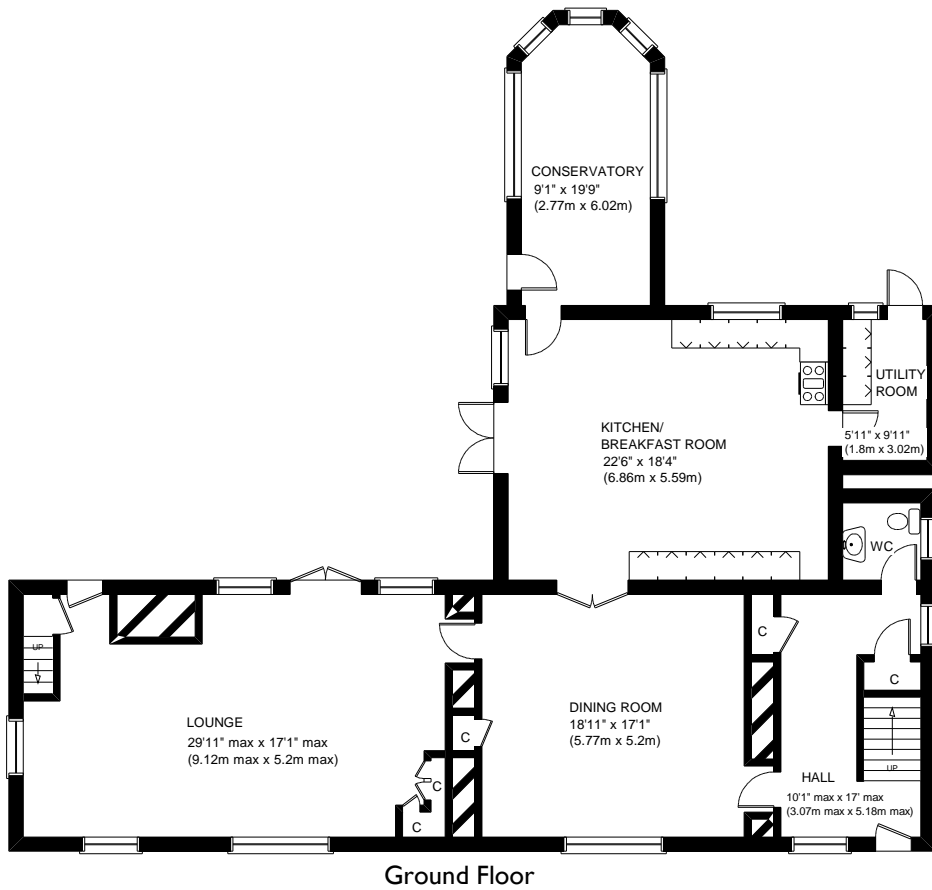
| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92-100) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 67 |
| (39-54) E | 52 |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England, Scotland & Wales EU Directive 2002/91/EC | |



Log Cabin 15'6" x 15'6" approx (4.72m x 4.72m approx)

Workshop 19'2" x 13'10" approx (5.84m x 4.22m approx)

Shed 10' x 8' approx (3.05m x 2.44m approx)



Floor plans are for identification purposes only and are not to scale.
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