



Bond
Oxborough
Phillips

Changing Lifestyles

Mill House, Yeolmbridge, Launceston, PL15 8TH



Asking Price - £395,000



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01822 600700

Mill House, Yeolmbridge, Launceston, PL15 8TH



- Detached family home in a sought-after village
- Four bedrooms, including ground floor study/bedroom
- Spacious dual-aspect lounge
- Modern kitchen/dining room with integrated appliances
- Separate utility room
- Principal bedroom with en suite shower room
- Generous enclosed rear garden with outside WC
- Ample off-road parking for multiple vehicles



Situated in a peaceful village setting, this spacious and well-presented detached home offers versatile accommodation, generous gardens and ample off-road parking, making it an ideal choice for families or those seeking a home with flexible living space.

The ground floor welcomes you with a generous lounge, providing a comfortable space to relax, alongside a well-appointed kitchen/dining room fitted with integrated appliances including a fridge/freezer and dishwasher. A separate utility room adds practicality, while the stylish family bathroom features a contemporary freestanding bath. Completing the ground floor is a single bedroom, perfectly suited as a home office, nursery or occasional guest room.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom enjoying the benefit of an en suite shower room. A modern family bathroom serves the remaining bedrooms, ensuring ample facilities for family living.

Outside, the property enjoys a good-sized enclosed garden offering plenty of space for entertaining, gardening or children's play, together with a useful outside WC. To the front, there is ample off-road parking for several vehicles.

Combining generous accommodation, modern conveniences and a desirable village location, this is a fantastic opportunity to acquire a versatile family home within easy reach of local amenities and transport links.



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Enjoying a peaceful position on the edge of the sought-after hamlet of Yeolmbridge, the property is ideally placed for those seeking a rural lifestyle without compromising on convenience. The historic market town of Launceston lies approximately 2 miles away and offers an excellent range of amenities, including supermarkets, independent shops, cafés, medical and veterinary practices, educational facilities, sporting clubs, a leisure centre and a nearby 18-hole golf course. Werrington Community Primary School is located less than half a mile from the property.

The A30 is within approximately 3 miles, providing excellent transport links to both Exeter and Truro. Exeter offers access to the M5 motorway, a mainline railway station with services to London Paddington, and an international airport. The vibrant waterfront city of Plymouth is around 28 miles to the south, offering a wealth of shopping, dining and leisure facilities, together with a deep-water marina and ferry services to France and Spain. To the north, the popular coastal town of Bude, approximately 16 miles away, is renowned for its golden sandy beaches, historic sea pool and spectacular coastal walks.



Please do not hesitate to contact
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for more information or to
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on this property.



Floor 0



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