



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

The Tollhouse  
Launceston  
Devon  
PL15 9P D

**Asking Price: £850,000**  
**Freehold**



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**01822 600700**



# The Tollhouse, Launceston, Devon, PL15 9PD



- Detached Former Toll House
- 2 Bedroom Self-Contained Annexe
- Kitchen/ Dining Room
- Further Dining Room, Living Room & Conservatory
- Master Suite with En Suite & Dressing Room
- Six Bedrooms & Office
- Fully Renovated to an Exceptional Standard
- 4 Miles From Launceston
- 2.32 Acres of Grounds in total

An iconic former Tollhouse and self-contained detached 2 bedroom annexe nestled within the Tamar Valley on the border of Devon and Cornwall offering highly versatile and spacious accommodation. Over the recent year the property and annexe has had the benefit of being sympathetically updated and now offers a blend of old and new.

The principle dwelling's front façade is without doubt aesthetically pleasing with stone and slate hung but there is much more than meets the eye. The ground floor accommodation is very well proportioned with an inviting entrance porch with stairs leading upstairs and access to a formal dining room and a large light and airy social kitchen equipped with modern fitted base and wall mounted cupboard units and solid wood worktops. There is beautifully laid limestone flooring stretching along the room and into a further dining area, a pantry, shower room and side porch leading outside.

The formal dining room could be a sitting room since the kitchen has space to dine too. However the current occupier decided to use a room upstairs as the living room with views across the valley and a feature fireplace. Upstairs is not lacking in space with an additional 6 bedrooms, office, conservatory leading outside, family bathroom and utility room. The master bedroom itself would be better named as a suite with its own ensuite bathroom and dressing room!

Across the road is the private detached annexe which offers self contained and lovely modern accommodation throughout. The annexe itself stands in its own grounds with plenty of parking gardens extending to 0.32 acres in all.

Due to the size of the property and versatility it has to offer we feel it would be ideal for those seeking a home for dual occupancy or perhaps a bed and breakfast providing an income stream. The annexe would be an ideal holiday let or simply further ancillary accommodation for friends and family.



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The outside continues to impress with a beautifully built car port for 2 vehicles beside the property and pedestrian access which leads around the back to the conservatory and garden. The vendors have managed to create a level lawn area enclosed by a canopy of mature trees and raised decked seating area.

From here there is access to its own private woodland which extends to circa 2 acres in all with a former farm track which now offers a pleasant stroll as it meanders through the trees and continues up before meeting neighbouring farmland. This area is completely secluded and away from the hustle and bustle of life.

Its also worth noting the property has the benefit of LPG gas fired central heating and completed by solar PV panels which helps offset those increase energy costs. The property also has its own private water and drainage too, making this property very economical for its size.

In all, this exceptional period property would appeal to a wide audience and therefore we recommend to view in person to fully appreciate the property in all its glory.







## Situation

The property is 4 miles from Launceston with supermarkets, doctors', dentists and veterinary surgeries together with educational facilities, leisure centre and numerous sporting and social clubs. At Launceston there is access to the vital A30 which links the Cathedral Cities of Truro and Exeter.

The picturesque market town of Tavistock is 9 miles away and provides access to the majestic Dartmoor National Park.

At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.

The City of Plymouth is 25 miles to the south, with deep marina and regular cross channel ferry services to northern France and Spain.





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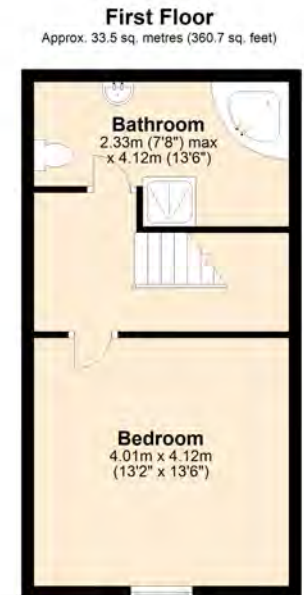
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## The Tollhouse, Annexe



Total area: approx. 92.0 sq. metres (990.4 sq. feet)

Bond Oxborough Phillips - Not to Scale  
Plan produced using PlanUp.

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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for a free conveyancing quote and mortgage advice.

