



Bond
Oxborough
Phillips

Changing Lifestyles

The Tollhouse
Launceston
Devon
PL15 9P D

Guide Price £500,000

Freehold



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01822 600700

The Tollhouse, Launceston, Devon, PL15 9PD



- Detached Former Toll House
- Inviting Entrance Hallway
- 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 Acres of Grounds

Nestled within the breath-taking Tamar Valley, located on the Devon and Cornwall border, lies an iconic former Tollhouse, offering versatile and spacious accommodation that has recently been updated in a sympathetic way to create a perfect balance of traditional and contemporary features.

The exterior of the property is especially aesthetically pleasing, featuring a stone and slate hung facade. Upon entering the property, you'll find a well-proportioned ground floor accommodation, boasting an inviting entrance porch, with stairs that lead up to the first floor and a formal dining room, as well as a large, light, and airy kitchen equipped with modern base and wall mounted cupboard units and solid wood worktops, complete with limestone flooring.



Additionally, there is a pantry, shower room, and side porch which leads outside. The formal dining room could also be used as a sitting room, as the kitchen has plenty of room to dine in, although the current occupier has opted to use a room on the upper level as a living room, due to its beautiful views of the valley and its impressive feature fireplace.

Upstairs there are an additional 6 bedrooms, office, conservatory with external access, two family bathrooms, and utility room, as well as a stunning master bedroom which also contains an ensuite bathroom and a dressing room.



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Externally, the property offers an abundance of features to marvel at, such as a well-built car port for two vehicles located at the side of the house and pedestrian access that leads around the back of the property, providing access to the conservatory and garden. The garden features a level lawn area surrounded by a canopy of mature trees, as well as a raised decked seating area.

This provides access to a secluded and tranquil 2 acre woodland area, with a former farm track that now serves as a pleasant and peaceful walking trail, winding through the trees before leading up to neighbouring farmland.

The property is equipped with a LPG gas fired central heating system and solar PV panels, which help offset energy costs. It also has its own private water and drainage system, making it a very economical home for its size.

In conclusion, this impressive period property has the potential to appeal to a wide range of audiences, and it is recommended that you view it in person to fully appreciate the magnitude of this unique and attractive home.



Auction Comments

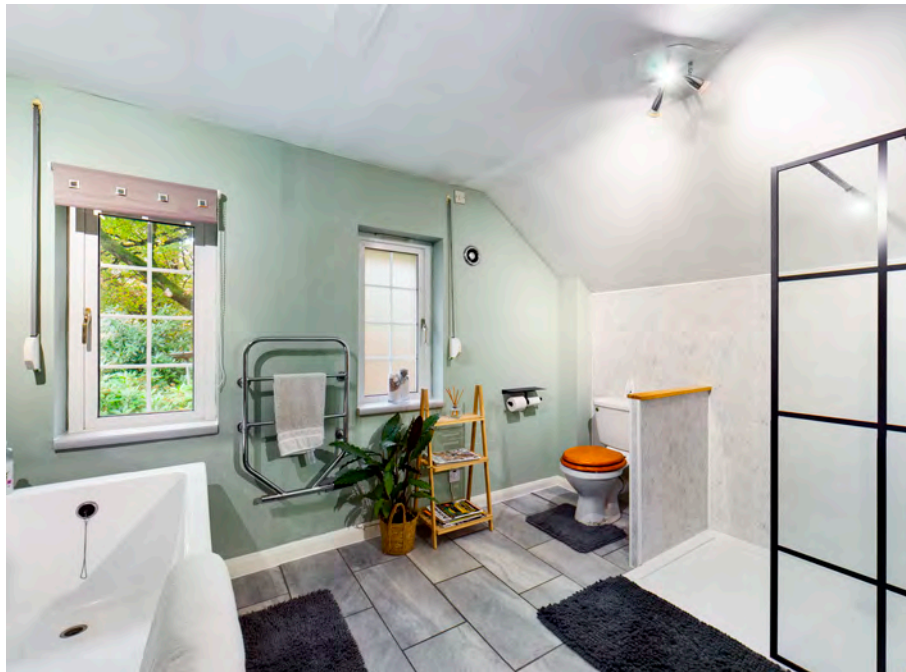


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If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

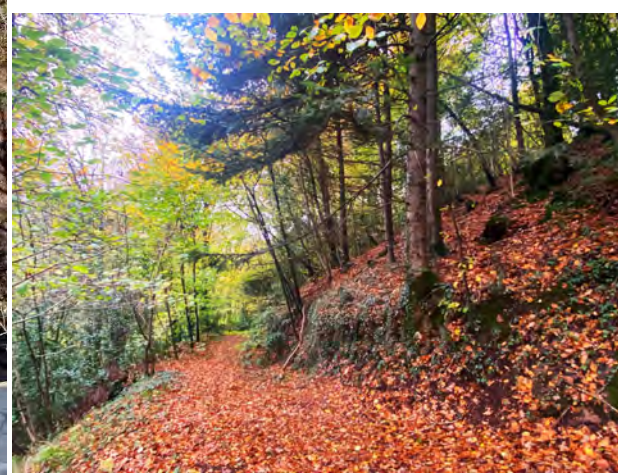
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

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