



**Highfield, Langdon,  
Launceston, Cornwall, PL15 8NL**

Guide Price £499,950 Freehold







## A remarkably spacious dormer bungalow with stunning rural views, outbuildings and no immediate neighbours

- 30' (9m) Lounge/Dining Room
  - Kitchen
- 3/4 Bedrooms (1 En Suite)
  - Bathroom
- Outbuildings Including 3 Garages
  - Gardens & Paddocks
  - 3.46 Acres In All
  - EPC E & Council Tax E

**SITUATION** Located on the fringes of the popular parishes of Boyton and North Petherwin, 4 miles from the town of Launceston. At Launceston there are a range of supermarkets, doctors, dentist and veterinary surgeries, together with a leisure centre and 2 testing 18-hole golf courses. The A30 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 an international airport. To the north is the famous coastal resort of Bude some 14 miles distant with extensive sandy beaches and cliff walks.

**DESCRIPTION** A detached dormer bungalow, believed to have been originally built in 1947 with later additions, of concrete block construction with an interlocking tiled roof. The accommodation is illustrated on the floorplan and briefly comprises: entrance porch into the entrance hallway with stairs rising to the first floor.

Kitchen with a range of base and wall units, inset acrylic sink with single drainer, integral electric oven, ceramic hob with extractor unit over and appliance space for dishwasher. Multi-paned door to the 30' (9m) dual aspect lounge/dining room with a pair of bay windows and patio doors to the patio terrace enjoying outstanding views over surrounding farmland to Dartmoor beyond.

From the entrance hall, doors lead to the family bathroom and bedroom 1 which is dual aspect with an en suite shower room with walk-in shower cubicle, pedestal wash hand basin and low flush wc. The family bathroom comprises a panel enclosed bath with shower, low flush wc and pedestal wash hand basin.

The first floor landing has a WC with pedestal wash hand basin, doors to bedroom 2 with fitted wardrobes and bedroom 3 (with restricted headroom to one side) and dormer windows





overlooking the garden with stunning views across surrounding countryside. From bedroom 3, a door leads into the L-shaped study/bedroom 4 with airing cupboard and a window to the side.

**OUTSIDE** Accessed via a 5-bar gate to a tarmacadam driveway leading to the property and outbuildings and providing parking for several vehicles. To the front of the property is a lawned garden with hedge boundary and a patio terrace overlooking the stunning rural views. A pedestrian gate gives access to the smaller paddock which also has a vehicular access from the road.

The outbuildings are an undoubted feature of the property comprising a former milking parlour, with large coach doors to the rear and a small freezer room and a pair of garages with up and over doors

and separate pedestrian access. There is undoubted potential for conversion subject to gaining the necessary planning permissions. To the rear of the milking parlour is an additional garage with metal up and over door.

From the parking area, a gate to a former allotment with greenhouse and the larger paddock which has well-defined hedge and fence boundaries and additional gated access from the road.

The property extends in all to 3.56 acres or thereabouts.

**SERVICES** Mains water, mains electricity, private drainage. Bulk oil fired central heating. Double glazed throughout. PV solar panels and solar thermal installed. Full EPC available on request.

Council tax band E. Broadband connected: Visit Openreach website. Mobile coverage: Visit Ofcom website. Please note the Agents have not inspected or tested these services

**AGENT'S NOTE** There is a little-used agricultural right of way in favour of a neighbouring farmer across the top of the smaller paddock.

**VIEWINGS** Strictly by prior appointment with the vendor's appointed Agents, David J Robinson Estate Agents and Auctioneers.

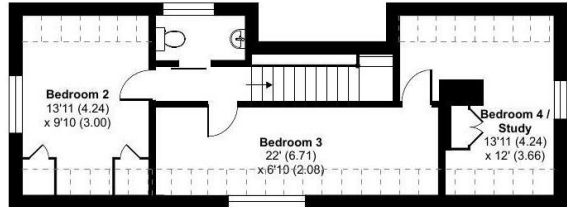
**DIRECTIONS**

Sat Nav Postcode: PL15 8NL  
 What3Words: ///knowledge.found.union.

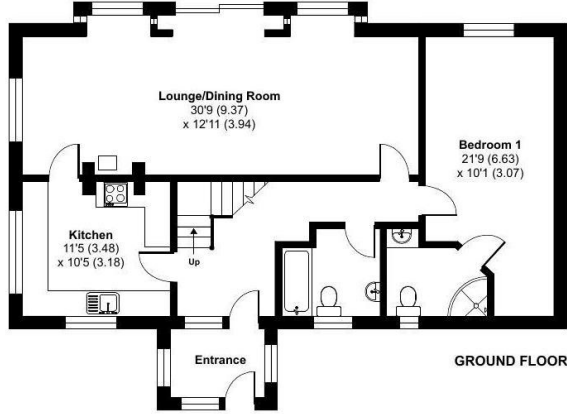


Approximate Area = 1399 sq ft / 129.9 sq m  
 Limited Use Area(s) = 126 sq ft / 11.7 sq m  
 Outbuilding = 1467 sq ft / 136.3 sq m  
 Total = 2992 sq ft / 277.9 sq m  
 For identification only - Not to scale

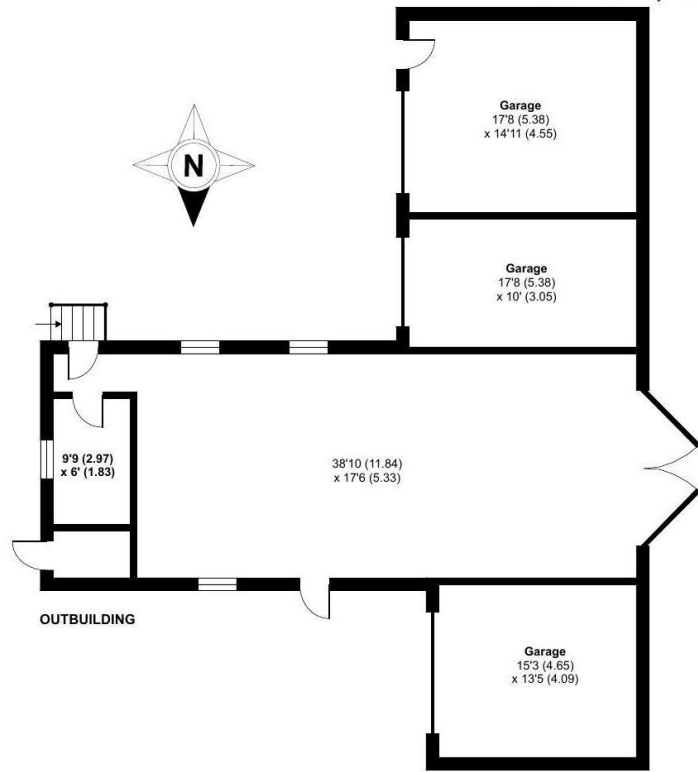
Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



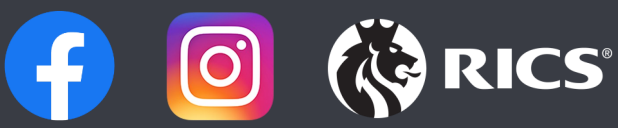
OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1203295

For more information or to arrange a viewing, please contact us:

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