


STAGS

# Hillside

# Hillside Slipper Hill

, Launceston, Cornwall, PL15 7QJ

Launceston 5 miles - Liskeard 10.4 miles - Plymouth 23.1 miles

A well cherished 4/5 bedroom family home in a semi-rural location with an annexe, well maintained gardens and heated swimming pool

- 4/5 Bedroom Character Home
- Income Opportunities
- Garage and Workshop
- Character Features
- Tenure: Freehold
- One Bedroom Detached Annexe
- Heated Swimming Pool
- Ample Off Road Parking
- Beautifully Landscaped Gardens
- Council Tax Band: D

## Guide Price £665,000

### SITUATION

The property occupies a south facing position in a rural yet accessible location surrounded by attractive countryside. The hamlet is conveniently located for access to the town of Launceston as well as the wider north Cornwall area. Bodmin Moor provides some of the most dramatic landscapes in the UK, together with an excellent range of leisure and outdoor pursuits. The former market town of Launceston approximately 7 miles offers a comprehensive range of shopping, leisure and educational facilities.

### DESCRIPTION

A substantial detached period home, believed to date back to the late 18th century constructed of a mixture of materials including cob, stone, block and slate. The property has been the well-cherished family home of the current owners for nearly 60 years, having been carefully maintained and extended to create a superb family home of considerable character and distinction. Rich in original features, including exposed beams, stonework and inglenook fireplaces, the property successfully blends its historic heritage with an impressive range of modern comforts. In addition, a detached 1 bedroom annexe offers scope for those with extended families or looking to derive an income, with a substantial garden and enclosed swimming pool.







## ACCOMMODATION

The property is presented in excellent decorative order throughout with spacious accommodation over two floors offering the use of a study/bedroom 5 on the ground floor. The main house is accessed via steps directly from the driveway, with a useful utility and cloakroom alongside the kitchen. The kitchen/diner has a range of base and wall mounted units, along with a range of integrated appliances including: double oven, microwave and fridge. The sitting room is full of original character features, with exposed beams, a beautiful stone fireplace and has been extended at the rear with a substantial sun room. The Garden room has bespoke windows constructed of Oak frames, wood effect uPCV and double glazing. The ground floor study is a generous size, can be accessed via a front entrance lending itself perfectly for those looking to work from home, or as an extra ground floor bedroom. The first floor offers similar, spacious rooms with four well proportioned double bedrooms. There are 2 en-suites, with an extra family bathroom complete with a modern suite.

## ANNEXE

Constructed above the garage is a detached one bedroom annexe, which lends itself perfectly for a number of uses including a holiday let, or for multi-generational living. The property has been previously let under an assured shorthold tenancy, providing the owners with a regular income stream and is accessed via steps to an open plan living space, with a separate kitchen, bedroom and main shower room.

## OUTSIDE

The property is approached via a private driveway offering ample parking space for a number of different sized vehicles. The garden is mainly located at the rear of the property, having been landscaped and incredibly well maintained with well stocked borders and a designated veg patch. There is a pond, range of open fronted workshop/storage space and a substantial garage with an inspection pit, power and light connected along with an internal store room/extra workspace.

## SERVICES

Mains electricity and water. Private drainage via septic tank. Gas fired central heating in main house with bottled gas heating in the annexe. Oil fired heating for swimming pool. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data limited availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

## DIRECTIONS

what3words.com: ///fruits.nightcap.overgrown



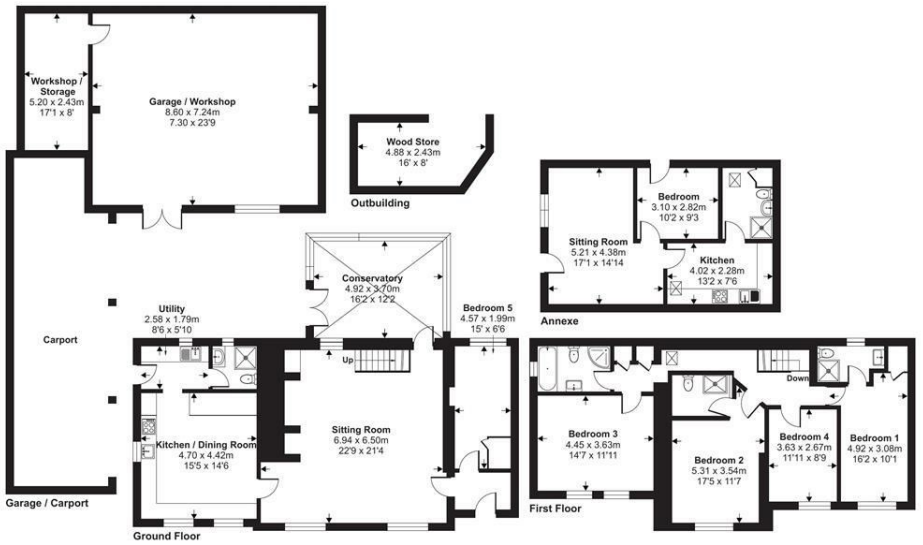




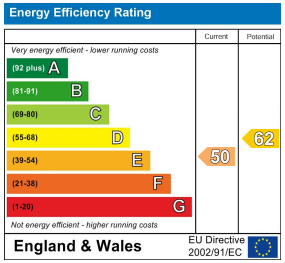
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Approximate Area = 2128 sq ft / 197.6 sq m (excludes carport)
Annexe = 479 sq ft / 44.5 sq m
Garage = 820 sq ft / 76.1 sq m
Outbuilding = 120 sq ft / 11.1 sq m
Total = 3547 sq ft / 329.3 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1470923




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