



Fairways





SITUATION The property is located in the popular hamlet of Daws House, less than 2 miles from Launceston town centre. Launceston has a range of supermarkets, doctors, dentists and veterinary surgeries, together with educational facilities, fully equipped leisure centre, numerous sporting clubs and two testing 18-hole golf courses nearby. The A30 links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, a mainline railway station serving London Paddington and an international airport.

The coastal resort of Bude is 20 miles to the north with extensive sandy beaches and the city port of Plymouth is some 22 miles distant with a deep-water marina and regular ferry crossings to northern France and Spain.

DESCRIPTION A superbly appointed family home built in 1987 of block construction beneath a concrete interlocking tiled roof, with colour-washed rendered walls and red cedar cladding. The property is presented in excellent decorative order throughout, with high-end kitchen and bathroom fittings installed by the current vendors, who have also extended the property over the last 14 years to create a home of rare quality and comfort.

The property comprises the main house (Fairways) with the adjoining annexe (The Bunker) providing ancillary accommodation for a dependent relative or an excellent supplemental income.

The accommodation is illustrated on the floorplan and briefly comprises: remarkably spacious entrance hall with exposed wood floor, stairs rising to first floor and glazed double doors into the kitchen/breakfast room with a range of base and wall units, quartz worktops, under pelmet lighting, ceramic hob with extractor over, pair of electric ovens with pan storage above and below, underset 1½ bowl sink with mixer taps, integral dishwasher, integral fridge and sliding door into large walk-in pantry. Rear hallway with doors to cloakroom with low flush WC, boot room/wine cellar, utility room with extensive cupboard space, plumbing and appliance space for washing machine and tumble dryer, base-level oil-fired boiler for central heating and hot water. Rear door leading to covered walkway between the main house and garage.

The kitchen opens into the dining room and stunning garden room with views over the garden and patio doors onto the terrace and pool area. Two steps down from the kitchen into the double aspect lounge with feature fireplace housing inset wood burner and sliding patio doors onto the rear terrace.



From the entrance hall stairs rise to the galleried landing with glass balustrades and linen cupboards. Bedroom 1 has views over the rear garden with a dressing area, wardrobes and an en suite which comprises a walk-in shower cubicle, his and hers vanity wash hand basins, low flush WC and airing cupboard.

The principal guest room has window to the front with views to farmland, en suite with low flush WC, vanity wash hand basin, walk-in shower cubicle with independent electric Mira shower. There are 3 further bedrooms, all with attractive outlooks and the luxurious family bathroom with a suite comprising a steel bath, vanity wash hand basin, low flush WC, walk-in shower and fully tiled walls and floors.

THE BUNKER Adjacent to the main house is the self-contained annexe providing ancillary accommodation and currently let through Airbnb. The accommodation briefly comprises: entrance hallway with storage cupboard, kitchen with base and wall units, single drainer sink, inset hob with oven under, space for fridge/freezer, space and plumbing for washing machine, door to rear terrace. Opening into the lounge/dining area with wall-mounted electric fire and patio doors onto rear terrace. Double bedroom with window to the front and en suite comprising toilet and basin set in vanity unit, walk-in shower cubicle and airing cupboard.

OUTSIDE To the front is a short tarmac driveway (owned by Fairways and shared with two other neighbouring properties) leading to the double wooden gates which open into the extensive tarmac parking area. There are 2 garages, one of which adjoins the annexe and the other is a detached tandem double garage with power and light connected. To the side of the garage is additional parking for a small vehicle/storage area.

Either side of the garage are pathways leading to the beautiful plantsman's garden, an undoubted feature of the property laid mainly to lawn with well-defined hedge and

fence boundaries and enjoying views over surrounding farmland. The garden has a wide range of specimen shrubs and trees providing colour and interest throughout the year, a vegetable and herb garden. Timber shed and chicken run.

There is an extensive ceramic tiled terrace with in-ground heated swimming pool with steps into shallow end, ceramic mosaic surround and small timber plant room for filtration equipment and air source heat pump.

SERVICES Mains water and electricity. Private drainage (septic tank). Oil fired central heating to both properties (separate boilers & tanks). Council tax bands A & E. Full EPCs available on request. Broadband: FTTC. Mobile coverage: visit Ofcom website. Please note the Agents have not inspected or tested these services.



Fairways

Daws House, Launceston, Cornwall, PL15 7JF

Launceston (A30) 1.5 miles
Exeter (M5) 43 miles—Bude (A39) 20 miles

- 5 Bedrooms (2 En Suites)
- Attached Self-Contained Annexe
- Contemporary Kitchen/Breakfast Room
 - 3 Further Reception Rooms
- In-Ground Heated Swimming Pool
 - Plantsman's Garden
- In All 0.7 Acres (or thereabouts)
- EPCs D & D and Council Tax A & E

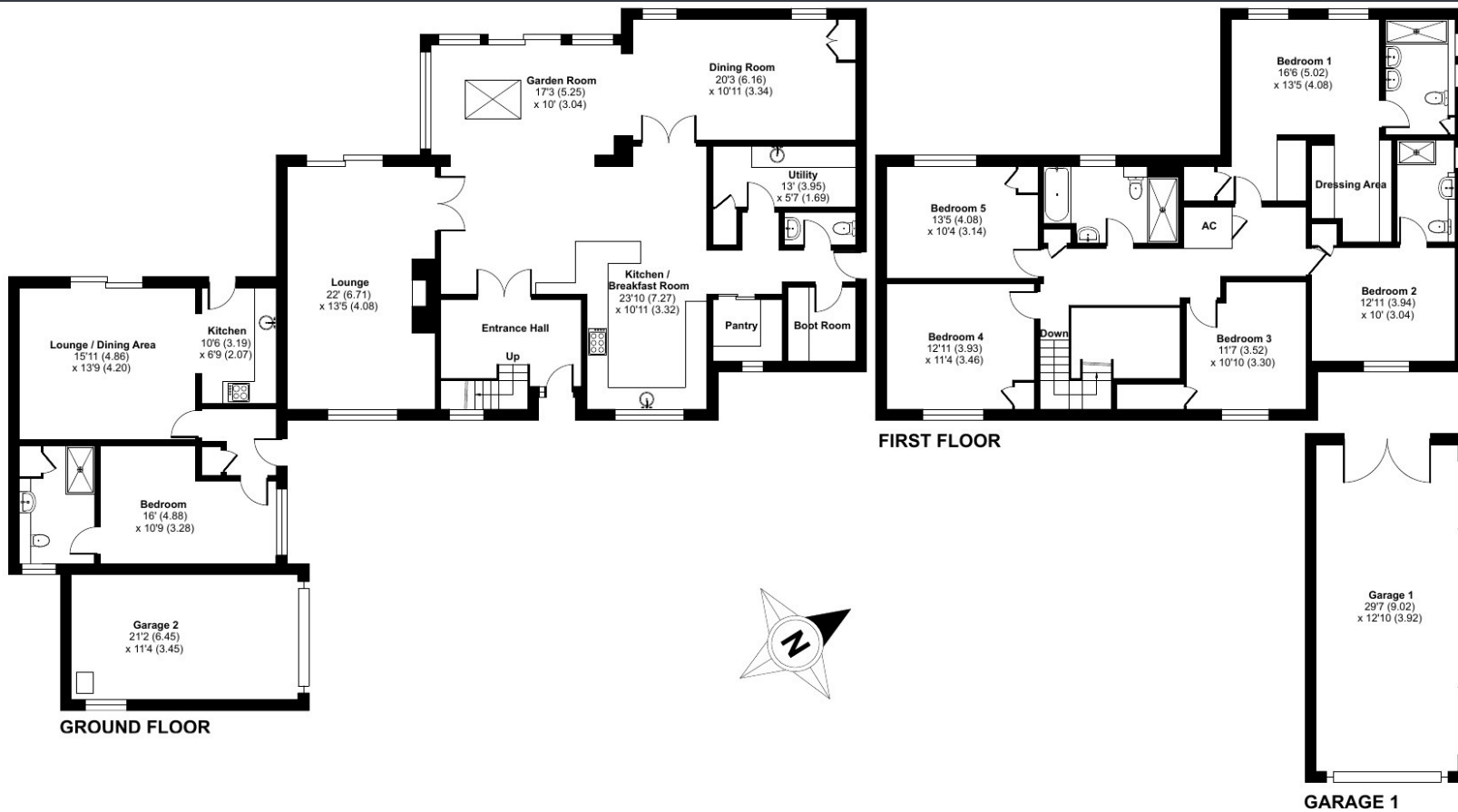


“A substantial family home in stunning decorative order with attached annexe, in tranquil yet accessible location”



DAVID J ROBINSON
ESTATE AGENTS & AUCTIONEERS

Guide Price £799,950 Freehold



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd . REF: 1448983

Approximate Area = 2873 sq ft / 266.9 sq m
 Annexe = 581 sq ft / 53.9 sq m
 Garages = 620 sq ft / 57.5 sq m
 Total = 4074 sq ft / 378.3 sq m

For identification only - Not to scale

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

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



David J Robinson Estate Agents & Auctioneers Ltd assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure these particulars are accurate, the text, photographs, plans, measurements and distances are for guidance only. The Agents have not tested or inspected any services or facilities. Interested parties must satisfy themselves by inspection or otherwise.