



WARBSTOW

O.I.R.O. £600,000

5 Bedroom Period Mill Cottage with Large Gardens

 5 Bedrooms

 2 Bathrooms

 3 Reception Rooms

 EPC Rating: F (33)


MILLER
TOWN & COUNTRY



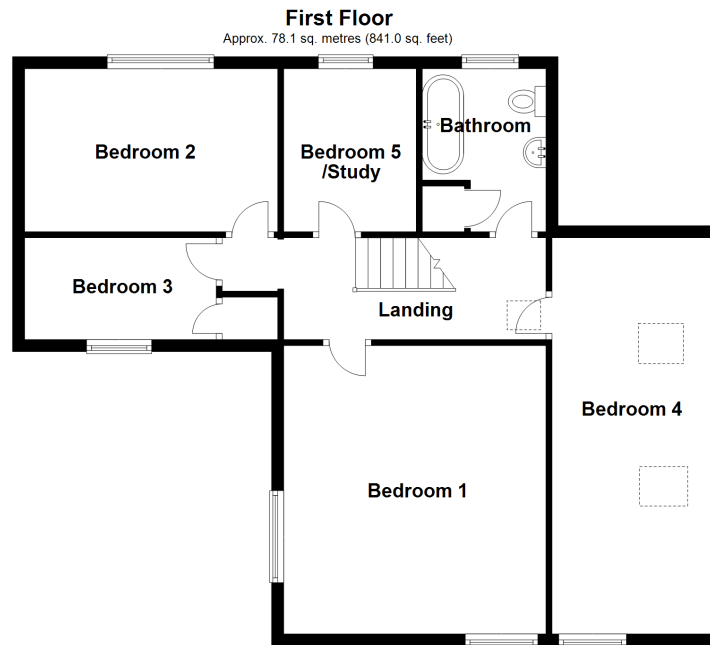
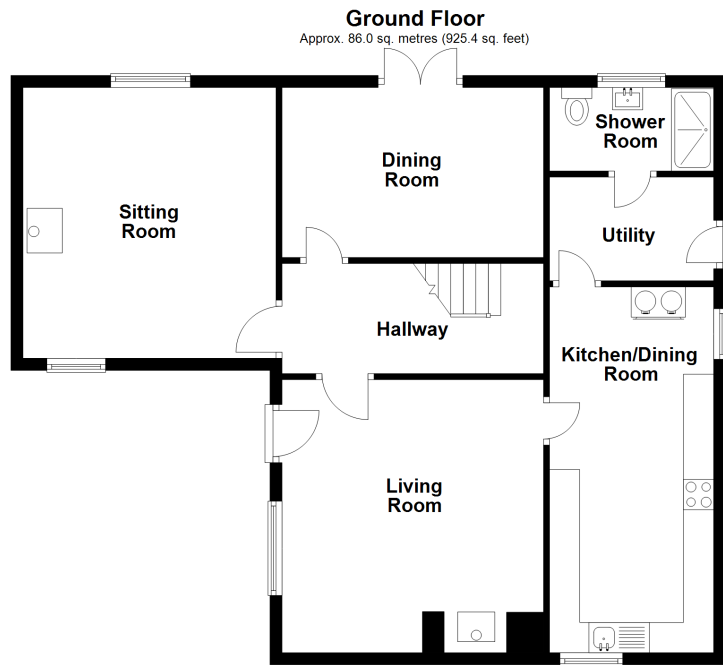
- » 5 Bedroom Period Mill Cottage
- » Large Gardens
- » Beautiful Stone Barns
- » Double Car Port
- » Idyllic Rural Setting
- » 15 Minutes from North Coast
- » Close to Launceston & Bude

The Property

Accessed off a quiet country lane, this period mill cottage offers a wealth of character throughout with good head height, exposed beams, a Rayburn in the kitchen, inglenook fireplace in the sitting room housing a wood burner and a wood burning stove in the second living room. Along with three reception rooms, there is a generous farmhouse kitchen/breakfast room and the all-important WC/shower room on the ground floor, whilst upstairs there are five bedrooms with a family bathroom.

Outside a concrete yard provides parking for numerous vehicles, and access to two stone outbuildings, a double car port, and a garden shed, as well as an historic well. The gardens then wrap around all four sides of the property and are predominantly lawn for ease of maintenance.

Location: Located just outside the villages of Trelash and Warbstow, the property has easy access to the north coast, Bude, Boscastle and Tintagel, as well as the nearby towns of Camelford and Launceston. The A30 corridor is approximately 12-15 minutes' drive away giving excellent access west into Cornwall or east into Devon, with the cities of Truro and Exeter both just over an hour's drive away.



Total area: approx. 164.1 sq. metres (1766.4 sq. feet)

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Accommodation

Ground Floor

Sitting Room 14'8" x 13'11"

Inner Hallway 5'11" x 14'3"

Living Room 14'7" x 13'9"

Dining Room 9'2" x 14'1"

Kitchen/Breakfast Room 19'10" x 8'10"

Rear Hall 5'4" x 10'4"

Shower Room 2'9" x 10'5"

First Floor

Landing 6'0" x 14'7"

Bedroom 1 14'7" x 15'5"

Bedroom 2 8'11" x 14'6"

Bedroom 4 20'5" x 9'0" Restricted ceiling height

Bedroom 3 5'6" x 10'4"

Bedroom 5 9'2" x 7'6"

Family Bathroom 9'1" x 6'6"

Outside

Double Carport 25'0" x 13'7"

Garden Shed 6'5" x 13'0"

Barn 1 13'3" x 16'10"

Barn 2 11'8" x 16'9"

Services: Mains electricity. Private water supplied from the neighbouring farm. Private drainage.

Council Tax Band: C

Tenure: Freehold



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VIEWING:

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TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
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