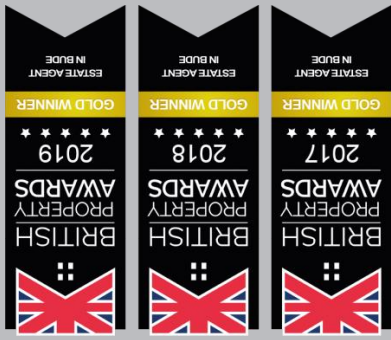


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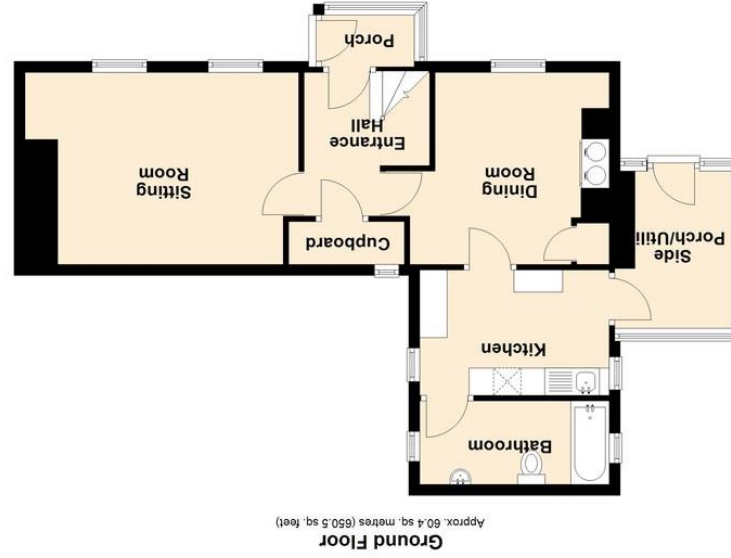


Energy Efficiency Rating	
Potential	Current
(92-100) A	(92-100) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(13-38) F	(13-38) F
(1-12) G	(1-12) G

Energy Efficiency Rating: 85

DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs and are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



The Property Professionals...



Rose Cottage,

Warbstow, Launceston, Cornwall, PL15 8UP

Price £339,950

- Charming detached period cottage
- Located in the heart of the desirable rural village of Warbstow
- Sitting room with wood burner, dining room with Rayburn, kitchen
- Three bedrooms, ground floor bathroom
- Generous gardens, detached single garage, off road parking



The property professionals

Rose Cottage,

Warbstow, Launceston, Cornwall, PL15 8UP

Price £339,950

Rose Cottage is a charming detached period property located in the heart of the desirable rural village of Warbstow, equidistant 12 miles between Bude and Launceston and is available with no onward chain.

The property offers an entrance porch and hall, sitting room with wood burner, dining room with oil fired Rayburn, kitchen, side porch/utility and a ground floor bathroom, whilst on the first floor there are three bedrooms.

Outside the property sits on a generous plot with a detached single garage to side with off road parking and useful outbuilding.

PORCH

5' 5" x 3' 1" (1.65m x 0.94m) Entering via double glazed door to the entrance porch with glazed windows to the front and side elevations and original wooden door opening into :-

ENTRANCE HALL

Wooden beams to ceiling, stairs ascending to the first floor and doors serve the following rooms:-

CUPBOARD

6' 11" x 2' 5" (2.11m x 0.74m) Wooden framed window to the rear elevation and shelving.

SITTING ROOM

14' 5" x 11' 6" (4.39m x 3.51m) Twin double glazed windows to the front elevation enjoying views of the front garden. Beams to ceiling, stone fireplace surround with stone hearth with wood burner and wall mounted electric radiator.

DINING ROOM

12' 4" x 8' 9" (3.76m x 2.67m) Double glazed window to the front elevation and wooden framed window to the rear. Beams to ceiling, fireplace recess with oil fired Rayburn, linen cupboard two aside and door to under stairs storage cupboard.

KITCHEN

11' 00" x 7' 6" (3.35m x 2.29m) Double glazed windows to either side,

loft hatch access and cupboard housing the electric consumer unit. The kitchen is finished with a range of wall and base units with fitted work surface, inset stainless steel sink and drainer with mixer tap, attractive tiled splashback, space for freestanding electric cooker and wall mounted electric radiator.

SIDE PORCH/UTILITY AREA

9' 10" x 5' 10" (3m x 1.78m) Double glazed windows and door overlooking the garden. Space and plumbing for washing machine .

BATHROOM

11' 00" x 5' 00" (3.35m x 1.52m) Double glazed windows to either side elevations, panel enclosed bath, electric shower, pedestal wash hand basin, WC and chrome wall mounted heated towel rail.

FIRST FLOOR

Wooden framed window to the rear elevation, 5ft 9 low ceiling and doors serve the following rooms:-

BEDROOM ONE

12' 6" x 12' 2" (3.81m x 3.71m) A double bedroom with double glazed window to the front elevation with roof top views over towards the surrounding countryside. Wall mounted electric radiator.

BEDROOM TWO

12' 5" x 9' 3" (3.78m x 2.82m) A double bedroom with double glazed window to the front elevation with roof top views over towards the surrounding countryside. 5ft 9' Low ceiling, built in storage cupboard and wall mounted electric radiator.

BEDROOM THREE

7' 2" x 6' 8" (2.18m x 2.03m) A single bedroom with double glazed window to front elevation with rooftop views towards the surrounding countryside. 5ft 9' Low ceiling.



GARAGE

19' 2" x 12' 8" (5.84m x 3.86m) Up and over door with UPVC double glazed window to side elevation and matching door. Light and power connected.

OUTSIDE

To the front of the property there is a low wall with pedestrian gate leading to the front door, off road parking in front of the garage and small useful outbuilding/storage shed. To the rear the generous gardens are laid to lawn with mature hedge row to the boundaries, established and well planted flower beds, greenhouse and garden shed.

COUNCIL TAX

Band D

SERVICES

Mains electricity, water and drainage. Oil fired Rayburn.

TENURE

Freehold



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

Head south of Bude on the A39 towards Camelford. Proceed on this road for approximately 7 miles and turn second left at Wainhouse Corner towards Canworthy Water. Upon reaching the T-junction turn right and follow this road into the village of Warbstow. As you enter the village, at the war memorial, turn left and the property will be located on the right hand side just before the primary school.

