





## Butterfly Cottage, PL18 8NP.

£210,000

🛏 2 🚿 1 🛋 1



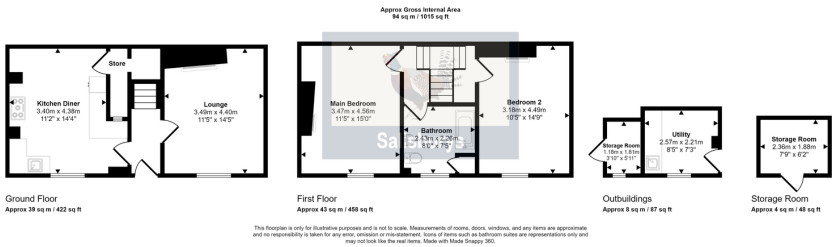
- Quintessential character cottage
- 2 large bedrooms
- Spacious Kitchen/Diner
- Character features with fireplaces in both bedrooms
- Beautiful landscaped garden with seating areas
- Far reaching views of the Tamar Valley
- Mains gas, electric and water
- Lounge with log burner
- Stone outbuildings including Utility Room
- OFFERED WITH NO CHAIN







VIEWING MORNING - THURSDAY 6TH NOVEMBER - This two bedroom cottage is priced to sell! It is situated in an elevated position with far reaching views across the Tamar Valley. The property offers a spacious kitchen, Lounge with log burner, two double bedrooms and a Family Bathroom. Externally, the cottage offers off road parking, three stone outbuildings (Utility Room), a landscaped garden with mature shrub borders and seating areas to take in the views. Offered with NO ONWARD CHAIN.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

