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**Freehold : Council Tax Band D  
EPC Rating F**

**School Road, Landrake**

**BELVOIR!**

**Guide price £375,000**



## Key Features

- > Four Bedroom Character Cottage
- > Private Rear Garden
- > Off Road Parking
- > En-Suite Shower Room
- > Three Reception Rooms

A simply beautiful character cottage located within short walking distance of the highly regarded Sir Robert Gefferys primary school in Landrake, Cornwall.

This deceptively spacious family home has been in the current vendors ownership for around 40 years and is believed to date back to circa 1800-1830! The property is full of charm and wonderfully presented throughout, with a host of salient features on offer!

They include off road parking and storage space to the side, entrance porch, a spacious dual-aspect kitchen/dining room, a handy boot room leading into a sperate utility room, a gorgeous living room with open fire and recessed bay window, a dining room opening into the living room with a log burning stove and door to the courtyard.



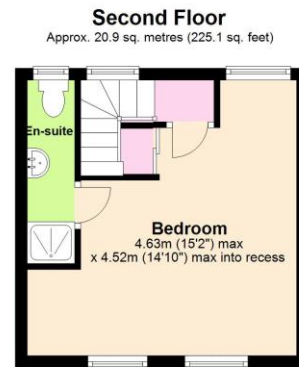
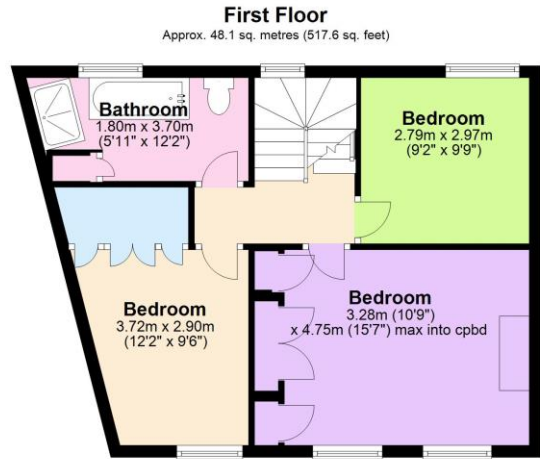
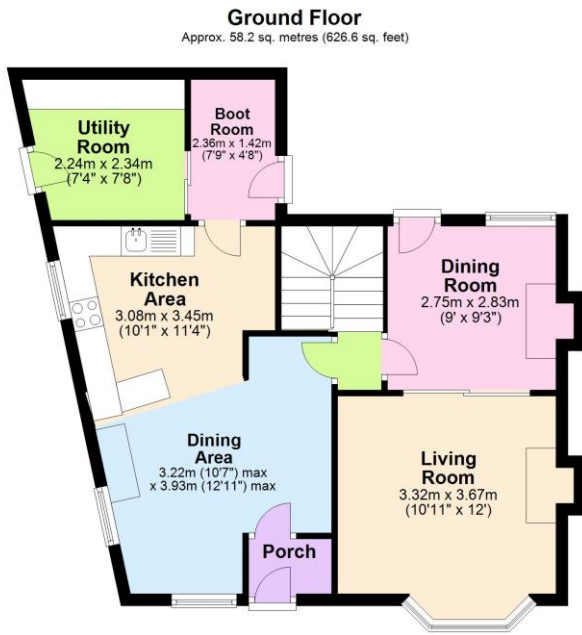
Three great sized bedrooms on the first floor along with a fabulous family bath and shower room, a fantastic main bedroom on the second floor benefitting from an en-suite shower room, GCH & DG.

To the rear of the property there is a pretty courtyard offering the perfect spot for a morning tea or coffee, storage, and a lawned area with pleasant views over the rooftops towards the surrounding countryside and housing a garden shed and greenhouse.

This warm and inviting home offers something truly unique in the current marketplace and needs to be seen to be fully appreciated!

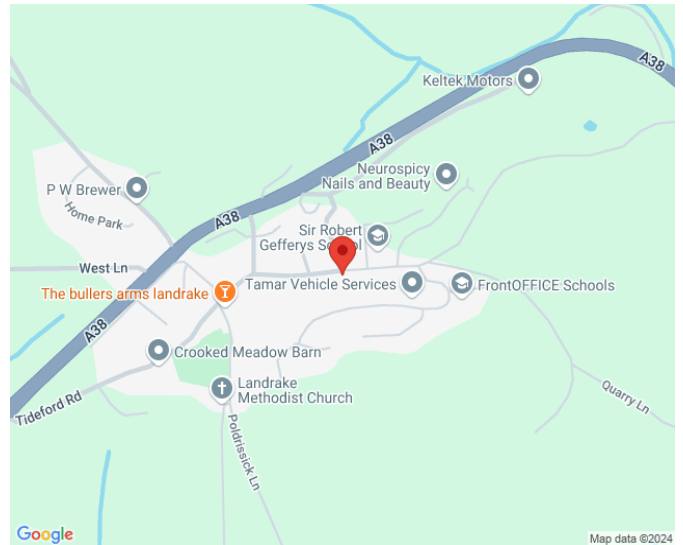
Call today to book your viewing.

Landrake is a sought after village only 4 miles from Saltash and easily commutable to Plymouth. The village boasts a superb primary school, pub, village hall, church and shop. Bus services, Rural countryside abounds with lovely walks.



Total area: approx. 127.2 sq. metres (1369.3 sq. feet)

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



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Contact us today to arrange a viewing...

**BELVOIR!**

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