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Bluebell Cottage

## Bluebell Cottage, Lower Metherell, Cornwall, PL17 8BJ



### SITUATION

This charming cottage is located in a quiet position on the edge of the village of Metherell, located in East Cornwall, itself on the fringes of the Tamar Valley (but outside of the AONB). The village is served by a public house, and is within easy reach of Albaston and Gunnislake where there are further amenities including two fuel stations, an Asda mini-supermarket and a train station providing a direct rail link to the city of Plymouth. The village of Harrowbarrow is only a mile away and offers a Primary School, post office and general convenience store. Four miles to the northwest is the town of Callington, offering extensive amenities including two supermarkets and a Secondary School. The thriving town of Tavistock in West Devon lies some 7 miles to the northeast, offering a superb range of recreational, educational and shopping facilities as well as a bustling town centre and popular pannier market.

### DESCRIPTION

This extended, detached cottage is a very appealing property which has been maintained and presented in excellent condition and is now offered to the market with no onward chain. The cottage has retained a number of original and characterful elements whilst combining more modern comforts and convenience to create a home which is now very well-rounded and should suit a variety of lifestyles, including younger couples and growing families, first-time buyers and second steppers as well as those downsizing. The three double-bedroomed accommodation is accompanied externally by an enclosed garden, a gravelled parking area and an attached timber garage/store, providing ample off-road parking space.

### ACCOMMODATION

This property has been subject to considerable improvement and refurbishment during our clients' ownership, including full internal and external redecoration, a new kitchen, overhaul of the guttering drainpipes, a new gas combi boiler and heating system with newly installed radiators, new electrical wiring and consumer unit including energy efficient spotlighting, new uPVC windows and doors throughout (the majority of which are sash windows), and new carpets and flooring. In addition, the cottage benefits from a number of traditional period details including fireplaces, flagstone slate flooring, slate window sills and exposed ceiling beams. The cottage is accessed from the ground floor into a porch with a mosaic-tiled floor that leads into the principal reception room. This is a cosy and well-presented room with a large exposed stone fireplace housing a substantial log-burning stove and a secondary former fireplace with original display cupboards to

the alcove. Steps lead down from the reception room into the kitchen, which is equipped with a good range of cupboards and cabinets with built-in Lamona appliances including a double oven, 4-ring induction hob, dishwasher and integrated fridge. There is a large ceramic sink with a drainer, and a breakfast bar to one side beneath a feature exposed wall. Beyond the kitchen is a dual-aspect dining room that has a working fireplace and patio doors that lead out to the front garden. Beyond the dining room is a useful utility and pantry where there are spaces for white goods and a large upright American-style fridge-freezer. Finally, on the ground floor is a WC and boot room with a separate door out to the gardens. From the reception, stairs rise to the first-floor landing where there are three double bedrooms and the family bathroom, which is fitted with an attractive 4-piece suite including an enclosed shower and tiled to half height. The master bedroom is a bright, triple-aspect room enjoying an attractive southerly view and served by a fully tiled en-suite shower room. The second and third bedrooms both face the cottage's front aspect and have original timber floorboards, with the third bedroom additionally benefiting from a fitted wardrobe and adjacent shelving.

### OUTSIDE

The property is approached over a gravelled parking area which is sufficient in size for up to three vehicles and provides access to the attached timber garage. There is gated access into the property's garden which is southwest-facing and enclosed by a combination of natural stone walling and timber fencing. The garden is arranged into a good-sized area of lawn and a lower gravelled seating area which enjoys plenty of afternoon sun. There is good scope within the garden to establish some planting or create an area for growing produce. On the far side of the cottage is a log store.

### SERVICES

Mains electricity, water and drainage are connected, with LPG-fired central heating. Please note that the agents have neither inspected nor tested these services.

Gunnislake 2.5 miles (Train Station 2 miles)

- Callington 3.5 miles • Tavistock 7.3 miles

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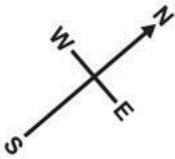
- For detailed directions please contact the office.

An attractively finished and very well-rounded character cottage with an enclosed garden, timber garage and off-road parking, in a quiet, edge-of-village location.

- A Delightful, Extended Cornish Cottage
- 3 Double Bedroom Accommodation
- 2 Receptions, Kitchen and Separate Utility
- Presented in Excellent Condition Throughout
- Enclosed Garden with Great Potential
- Timber Garage and Driveway
- Peaceful and Quiet Edge-of-Village Location
- No Onward Chain
- Freehold
- Council Tax Band:

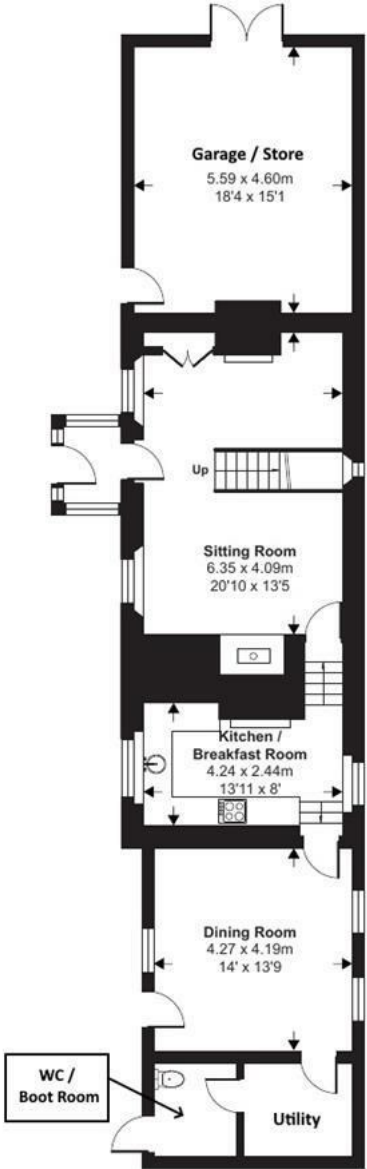
Guide Price £399,950



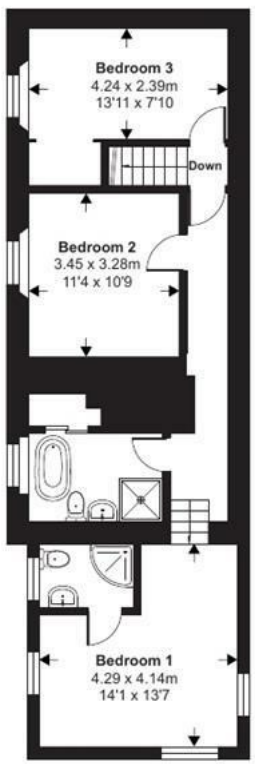


Approximate Area = 1505 sq ft / 139.8 sq m  
 Store = 276 sq ft / 25.6 sq m  
 Total = 1781 sq ft / 165.4 sq m


For identification only - Not to scale



**Ground Floor**



**First Floor**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Stags. REF: 1048389

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
101-110	A		
81-100	B		
61-80	C		
41-60	D		65
21-40	E	28	
1-20	F		
0-20	G		

Net energy efficient - higher ratings cost less  
 England & Wales EU Directive 2002/91/EC

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