



Bathpool
Launceston
PL15 7NW

Guide Price £375,000

- CHARACTER DETACHED COTTAGE
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- 2 BATHROOMS
- ANNEXE POTENTIAL OR AIRBNB
- GARDENS FRONT AND SIDE
- OFF ROAD PARKING
- CORNISH VILLAGE LOCATION



Tenure - Freehold

Council Tax Band - D

Floor Area - 1227.08 sq ft



Having been the subject of extensive improvements and refurbishment and enhancing many original character features, this detached Cornish village cottage combines olde worlde charm with contemporary comforts. Steeped in history as far back as 1809, the cottage is believed to have once been a Bone Mill, the lintel for the original water wheel workings can be found to the rear. The bone meal was then used for fertilizing the local fields. More information can be found via the North Hill Parish Newsletter articles.

VENDORS COMMENT

We moved here almost 4 years ago and after restoring the cottage, reluctantly we are having to move due to work commitments. We were drawn to this beautiful home, hearing the delightful trickle of the stream running behind it. One of the first things that was confirmed to us by the previous vendor, was the fact that having lived in the cottage for over 30 years, she had never experienced any flooding. It never has since we have been here and subsequently our buildings insurance is low. We have dearly loved living here and hope that someone can continue the dream.

Offering flexible and versatile accommodation the property lends itself to those seeking a family home with potential for an Annexe, perhaps Airbnb, or for a dependent relative/teenager. The house could easily be divided if required, subject to any necessary consents. Or simply those looking for a village retreat. Having been beautifully refurbished, improvements have included a new kitchen, 2 newly fitted shower rooms, new flooring, reinstated front porch, newly installed combination boiler and oil tank, together with full redecoration internally and externally. Many features include exposed beams, deep sills, timber latch doors and exposed stone. Outside, the delightful gardens extend to the front and side offering pockets of sunshine or shade for sitting out. An off road parking area also provides bin/recycling storage and useful garden store sheds. The stream to the rear is a tributary to the River Lynher.

Location

The hamlet of Bathpool is situated in the Lynher valley on the south-east fringe of Bodmin Moor about 5 miles north-west of Callington and only 9 miles from Launceston. Launceston benefits from facilities including several supermarkets, schools and well-regarded local butchers, bakers and greengrocers. Launceston also plays host to the

Launceston Butter Market which is held on the 1st Saturday of every month from March to December in the town square. The market is an excellent place to browse the stalls and purchase local produce, gifts and cards. Callington, also a busy town, is 7 miles from Saltash providing good links via the Tamar Bridge to Plymouth.

The Accommodation

(ALL DIMENSIONS ARE APPROXIMATE)

Entrance Porch

Composite front door. Two windows to side. Decorative tiled floor. Further glazed upvc door into;

Sitting Room

20'6" x 10'5" (6.25m x 3.18m)

Double aspect windows to front and rear. Superb room with feature original Inglenook fireplace housing multi fuel woodburner and original clome oven with door. Attractive timber storage cupboards with deep recess. Exposed beams. Study area with recess bookshelving. Radiator. Door leading to stairs to first floor. Large walk-in storage cupboard. Attractive stone floor. Timber latch door to;

Kitchen

14'11" x 7'10" (4.57m x 2.41m)

Double aspect windows to front and rear. Attractive range of soft close wall and base units under solid wood worktops, matching upstands and tiled splashback. Incorporating inset Innova Belfast sink. Reclaimed Oak display shelves. Hotpoint induction hob, electric oven and extractor over. Integrated dishwasher and fridge. Floor mounted WORCESTER COMBINATION BOILER. Radiator. Half glazed door to outside. Timber latch door into;

Utility Room

8'2" x 8'0" max. (2.50m x 2.45m max.)

Double aspect windows to front and rear. Attractively fitted with a range of base units under roll edge worksurface, with matching upstands, incorporating a stainless steel circular sink unit. Integrated freezer. Modern tall radiator. Stairs to first floor. Timber door to;

Dining Room

14'6" x 8'2" (4.42m x 2.5m)

A delightful room with window to front and French doors to rear with pleasant aspect over patio and garden. A tranquil setting for al fresco dining whilst listening to the stream. Window to front. Radiator.



First Floor Landing 1

Stairs rising from the sitting room. Window to rear overlooking the stream. Built-in airing cupboard with slatted shelving. Radiator. Access to loft space.

Bedroom 1

14'2" x 10'5" (4.34m x 3.2m)

Two windows to front with pleasant views over the garden. Telephone point. Walk in storage room. Radiator. Timber latch door. Exposed 'A' frames.

Bedroom 2

11'1" x 8'0" (3.38m x 2.44m)

Window to front. Radiator. Fitted bookshelf recess.

Shower Room

6'3" x 6'3" (1.93m x 1.91m)

Opaque window to front. Timber latch door. Attractively fitted, being fully tiled, with traditional cottage style pedestal wash hand basin and low level wc. Large walk-in shower with mains fed dual rainfall and detachable shower heads. Vintage style radiator and towel rail over.

First Floor Landing 2

Further landing accessed from the Utility Room. Display shelf. Window to rear. Shelved recess. Timber latch doors lead to;

Bedroom 3

10'11" x 9'4" (3.35m x 2.87m)

Double aspect windows to front and side. Radiator. Pleasant views over the stream and garden.

Shower Room

7'10" x 6'9" max. (2.40m x 2.06m max.)

'L' Shaped room. Could be used as an En suite to Bedroom 3. Opaque window to front. Recessed airing/linen cupboard. Attractively fitted with new suite comprising space saving corner wc, pedestal wash hand basin and large walk-in shower cubicle with Mira electric shower over. Aqua boarding to water sensitive areas. Chrome heated towel rail. Access to loft space.





Bathpool, Launceston, PL15 7NW

Outside

The cottage is set alongside a stream being a tributary to the River Lynher. This and the previous vendor has told us that having lived at the property for over 30 years and 4 years respectively, the stream has never flooded onto the property. To the side of the property is a small garden area with patio for dining al fresco, with stone walling adjacent to the stream running to the side. There is a shrubbery and step down to the stream. To the front of the property is a further good sized lawned area, bordered by a cornish stone wall and stocked with an abundance of mature flowering shrubs and borders. Patio area for sitting outside to enjoy the garden which is a haven for wild birds. At the end of the garden, access is given to an area providing off road parking, together with useful Timber Store Shed. Oil storage tank.

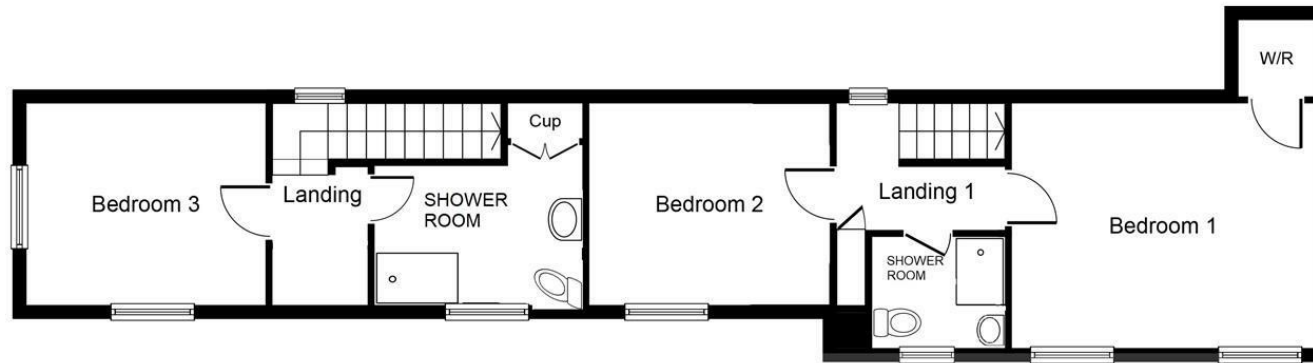
Services

Mains electricity. Mains metered water. Mains drainage.

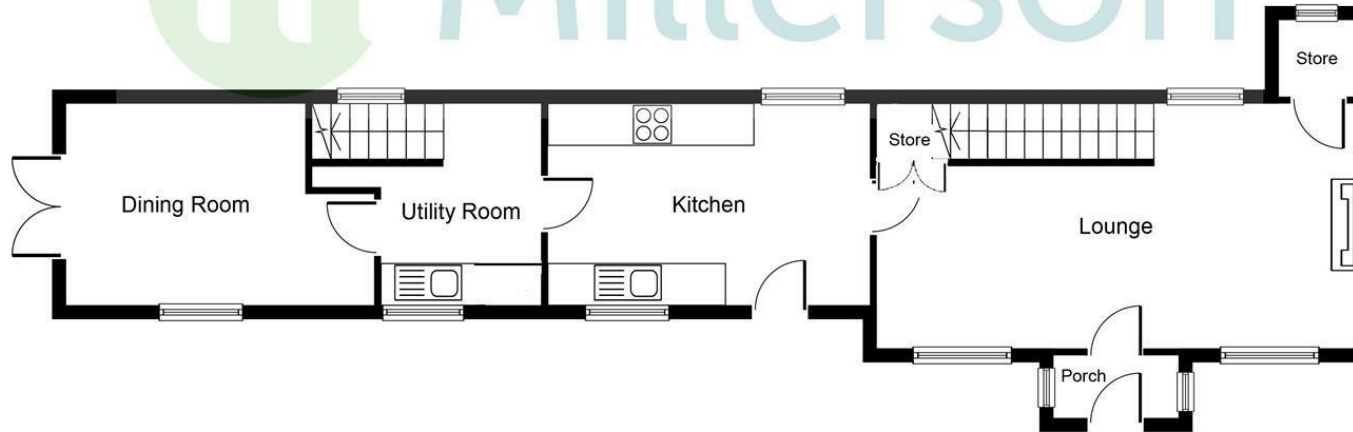
Local Authority

Cornwall Council. Council Tax Band D.





First Floor



Ground Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

From Launceston and Pennygillam Roundabout take the third exit signposted for South Petherwin. Go through the village, continue through Slipper Hill to Congdons Shop and continue straight over the crossroads. Continue and pass through Berrio Bridge and Middlewood, and at the next left-hand turn clearly signposted to Bathpool. Then drive a short distance over the bridge through the village, bear round to the right whereupon the property will be found on the right hand side.
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Contact Us

6a High Street
 Launceston
 Cornwall
 PL15 8ER
 E: launceston@millerson.com
 T: 01566 776055
www.millerson.com

Valuation Request

