



 Millerson
Select

1 Sladesmoor Cottages
St Giles on the Heath - Launceston

Guide Price £350,000

1 SLADESMOOR COTTAGES

Launceston

- CHOCOLATE BOX COTTAGE
- RE-THATCHED IN 2020
- 2/3 BEDROOMS PLUS 2 RECEPTION ROOMS
- FULL OF CHARACTER & CHARM
- SUPERB KITCHEN WITH ISLAND
- DETACHED GARAGE WITH ANNEXE POTENTIAL STPC
- LARGE GARDENS ADJOINING FARMLAND
- SOUGHT AFTER SELF CONTAINED VILLAGE
- EPC RATING C & UNDERFLOOR HEATING

NO ONWARD CHAIN. Quintessential 'Chocolate Box' dream cottage, brimming with character. Grade II Listed cottage with 2 RECEPTION ROOMS, stunning KITCHEN with island, 2/3 BEDROOMS, one on ground floor. Underfloor heating. Extensive, beautifully maintained gardens. Large detached garage with potential to create an ANNEXE, subject to planning consent. Re-thatched in 2020. Combining character with contemporary.





DESCRIPTION

This enchanting Grade II Listed cottage is sure to captivate your attention. Re-thatched in 2020, including the porch, this delightful residence exudes character, showcasing many original features such as exposed beams, inglenook fireplaces with clome ovens, deep sills, and timber latch doors. While retaining its historic charm, the cottage seamlessly integrates modern comforts, having undergone a meticulous refurbishment by the current owners.

Enhancements include a new kitchen with a striking central island, refurbished hardwood glazed windows, and underfloor heating throughout the ground floor, creating cosy and inviting spaces. The property also boasts a newly refurbished bathroom and has been redecorated throughout. The well-tended and stocked landscaped gardens, appealing to to the keen gardener, include various features such as an extensive patio for entertaining (hot tub negotiable), a Summerhouse with power for hobbies, multiple outbuildings, chicken run, vegetable garden with raised beds (Poly Tunnel negotiable), and driveway leading to a large detached garage. The garage, subject to necessary planning consents, could serve as an annexe for a dependent relative or teenager, being on two levels.

In summary, this property caters to a diverse range of buyers, presenting itself immaculately and evidently cherished by its current owners. Nestled in the heart of a sought-after village on the Devon/Cornwall border, it offers convenient access to village amenities and enjoys a picturesque backdrop of open farmland.

LOCATION

Being within walking distance of this self contained village amenities, which include a General Stores/Sub Post Office, highly respected County Primary School, Community Hall, popular Public

House, Parish Church and regular Bus Stop. There are also good transport links to the ancient former market town of Launceston which boasts a wider range of amenities, shopping and supermarkets, commercial, educational and recreational facilities including two golf courses with the A30 trunk road giving access to West Cornwall and the City of Truro or East to the City of Exeter providing M5 motorway/rail links and an international airport. North of St Giles on the Heath is the thriving market town of Holsworthy, also with further amenities, shopping including a Waitrose, schooling and golf course. Further North is Bude a very popular seaside town and some of Cornwall's finest beaches and breathtaking scenery.

THE ACCOMMODATION

(all measurements are approximate)

THATCHED ENTRANCE PORCH

Half glazed entrance door, which the current vendors do not use. The vendors use a newly fitted part glazed entrance door to the side of the cottage leading into;

ENTRANCE HALL

Electric underfloor heating extends throughout the ground floor. Stone tiled floor. Electric fuse board. Doors to the bathroom and kitchen. Built-in cloaks cupboard housing the hot water cylinder. Access to loft space. Further opening into;

SITTING ROOM

12'2" including stairs x 11'8" (3.73m including stairs x 3.56m)

Part glazed front door (not in use) and window to front with decorative tiled deep sill. Inglenook fireplace with original clome oven and door, currently housing an electric woodburning effect fire, heavy beam over. Exposed beams. Stairs rise to first floor. Timber latch door to;



SNUG

12'0" x 8'2" excluding opening to kitchen. (3.66m x 2.51m excluding opening to kitchen.)

Window to front with deep sill. Steps down into kitchen. Inglenook fireplace with clome oven and original door, heavy beam over and housing electric woodburning effect fire. Exposed beams. Steps down to;

KITCHEN/DINING ROOM

20'0" x 13'10" (6.1m x 4.22m)

A stunning room with window to side and french doors to rear gardens, enjoying pleasant views over the gardens and adjoining farmland beyond. Newly fitted kitchen comprising a range of soft close base units under attractive square edge worktops incorporating 1.5 bowl composite sink with Flexi hose mixer tap. Superb central island with cupboards and pan drawers below. Richmond Range cooker with induction hob. Two larder cupboards, with pull out racks for condiments and spices. Integrated dishwasher and wine cooler. Space for American fridge freezer. Door leading to;

STUDY/BEDROOM 3

12'4" x 8'2" (3.78m x 2.51m)

This room could also be used as a third bedroom and is currently used as a home office. Two windows to rear. Telephone point. Superfast broadband point.

GROUND FLOOR BATHROOM

8'5" plus shower recess x 7'10" (2.57m plus shower recess x 2.39m)

Recently refurbished. Two opaque windows to side and rear. Recessed shower cubicle with mains fed rainfall shower. Large modern bath with chrome mixer tap and shower attachment. Wash hand basin inset into vanity unit with cupboard below. Low level WC. Chrome heated towel rail. Attractive tiling to water sensitive areas. Extractor fan.

From the sitting room a bespoke turned staircase leads to the;

FIRST FLOOR LANDING

With exposed beams. Timber latch doors to;

BEDROOM 1

12'5" x 9'1" plus door recess. (3.81m x 2.77m plus door recess.)

Window to front with deep sill. Built-in wardrobe. TV point. Radiator.

BEDROOM 2

12'9" x 8'5" average (3.89m x 2.59m average)

Window to front with deep sill. Radiator. Access to loft space. TV point.

OUTSIDE

To the front of the cottage is an enclosed courtyard with entrance gate. A tarmac driveway to the side provides ample parking for several vehicles. The current vendors park their Touring Caravan here along with 2 cars. The driveway then gives access to the;

DETACHED GARAGE

15'7" x 14'6" (4.75m x 4.42m)

Excluding stairs. Offering tremendous potential, subject to any necessary planning consents, for many uses such as an annexe for a dependent relative or teenager, office or hobbies/games room. Or simply as is used now, for storage. With twin entrance doors and further door into the Garden. A cupboard houses a hot water cylinder. Power and light. To the rear is a UTILITY/SHOWER ROOM currently not used as a shower, but with wash hand basin and low level WC. Plumbing for washing machine. A further door at the rear, with stairs leading to ATTIC ROOM 4.57m x 2.44m with restricted head height. Velux roof light.

To the rear of the cottage, extensive gardens have so much to offer. Any keen gardener or those who like to entertain, perhaps both, will find this garden a delight. A large private patio with access directly from the kitchen/dining room is a great spot for dining al fresco, or for relaxing in the HOT TUB (which is available by negotiation if required). Screened area for oil storage tank. Outside BOILER. A decorative mosaic tiled top stone wall separates this area from the garden and also leads to the SUMMERHOUSE with power and light, used as a craft room, together with its own decked area. Steps and a convenient slope for the mower leads down to

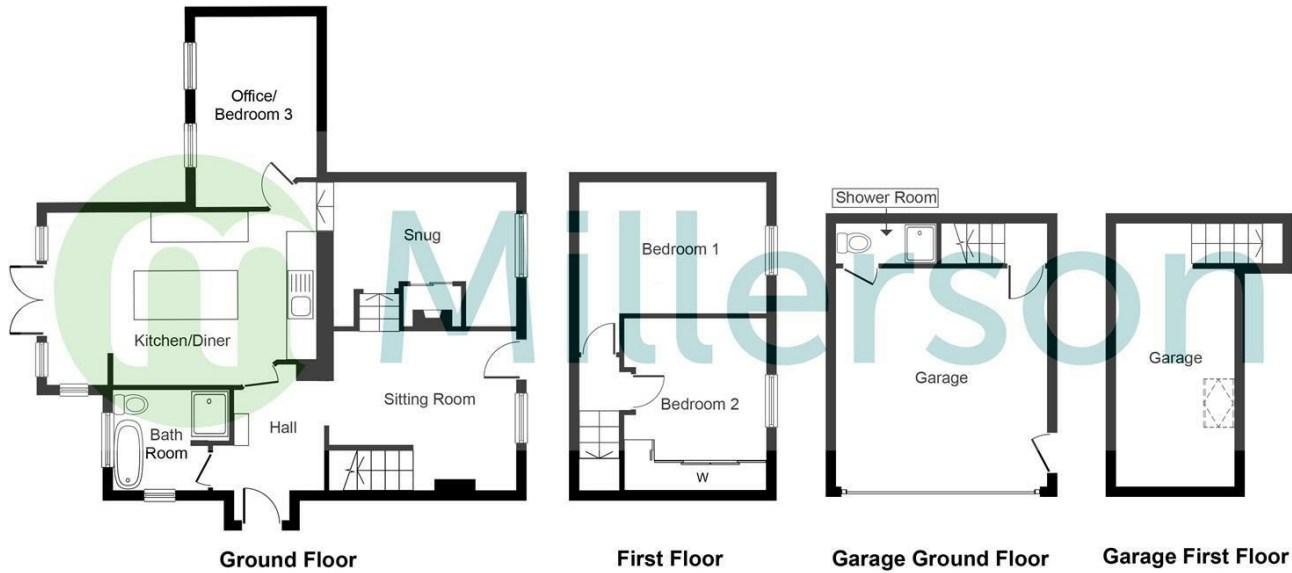
the lawned garden area, interspersed with small trees and bordered by attractive shrubs and gravelled seating area, great for those summer evenings around the firepit. As you continue into the gardens, self sufficiency comes to mind, with a productive VEGETABLE GARDEN. Raised beds, STORE SHEDS, GREENHOUSE and CHICKEN RUN. Poly Tunnel with water connected, available by separate negotiation if required. Beyond this area is a small Brook where the vendors have created a stepped down bridge which is affectionately known as the 'Troll Bridge'. This has been professionally landscaped so that no flooding onto the garden can occur. The garden is well equipped with various outside lighting, taps and security lighting.

SERVICES

Mains electricity, mains water and mains drainage. Oil fired central heating via EXTERNAL BOILER. Mains connected smoke alarms. Telephone and superfast broadband available.

LOCAL AUTHORITY

Torrige District Council. Council Tax Band C.



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	69	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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