



Yeolmbridge
Launceston
PL15 8TJ

Asking Price £235,000

- CHARACTER COTTAGE
- GENEROUS FRONT & REAR GARDENS
- 2 DOUBLE BEDROOMS
- EXPOSED BEAMS
- 2 WORKSHOPS
- OIL FIRED CENTRAL HEATING
- NOT LISTED
- PRETTY VILLAGE LOCATION
- ONLY FEW MINS DRIVE TO TOWN



Tenure - Freehold

Council Tax Band - B

Floor Area - sq ft



DESCRIPTION

Occupying a small pretty Cornish village location is this period mid terraced cottage, offering spacious accommodation with the benefit of front and rear gardens and off road parking for at least two cars. The oil fired centrally heated and double glazed accommodation briefly comprises; Entrance canopy porch into lounge/diner with superb stone fireplace housing woodburning stove, kitchen with door leading to the rear, first floor landing giving access to two double bedrooms and a bathroom. Outside, a gravelled parking area and path to the front door, generous front lawn area with shrub borders. A shared access way or door from the kitchen gives access to a rear courtyard with 2 useful workshops/ancillary room, one incorporating a small toilet, steps up to a further enclosed generous lawn.

LOCATION

In the heart of this Cornish village only 2.5 miles from the town of Launceston. At Launceston there is access to a comprehensive range of shopping facilities including supermarkets, doctors, dentists and veterinary surgeries together with a leisure centre, two 18 hole golf courses and numerous sports and social clubs. The popular North Cornish resort of Bude is approximately 17 miles to the north west where one can enjoy the extensive sandy beaches and cliff top walks. At Launceston access can be gained onto the A30 connecting to Truro, or Okehampton, with its train station connecting you to the cathedral cities Exeter. At Exeter there are superb shopping facilities and access to the M5 motorway network, mainline railway station serving London Paddington and international airport. The city port of Plymouth is some 28 miles to the south with similar facilities and cross channel ferry services to Northern France and Spain.

THE ACCOMMODATION

(all measurements are approximate)

CANOPY ENTRANCE PORCH

Stable door into;

LOUNGE/DINING ROOM

18'5" x 12'10" max plus door recesses. (5.63m x 3.93m max plus door recesses.)

Window to front with window seat. Recessed bookshelves. Stone fireplace with heavy beam over, slate hearth and housing wood burning stove. Exposed beams. 2 Radiators. Understairs storage. Stairs rise to first floor. Timber door to;

KITCHEN

12'5" x 7'10" (3.81m x 2.40m)

2 windows and timber door with glazed insert to outside. Range of timber fronted wall and base units under wooden worktops, inset Belfast sink. Tiled splashback to walls. Freestanding electric cooker. Radiator. Space for under counter sink.

FIRST FLOOR LANDING

Access to fully boarded insulated roof space with loft ladder and light. Doors lead to;

BEDROOM 1

11'8" x 11'2" plus wardrobe recess (3.58m x 3.42m plus wardrobe recess)

Window to front, deep sill, enjoying views over the green, river and countryside. Exposed floorboards. Radiator. Former cast iron fireplace, exposed painted stone to one wall. Recessed wardrobe with shelving and hanging space. Exposed beams. Timber latch door.

BEDROOM 2

12'6" x 6'9" (3.82m x 2.07m)

Double glazed window to rear. Radiator. Exposed beams. Timber latch door.

BATHROOM

6'8" x 5'11" max. (2.05m x 1.81m max.)

Velux roof light. Bath with electric shower over. Pedestal wash hand basin and low level wc. Exposed beams. Extractor fan. Tiling to water sensitive areas.

OUTSIDE

To the front of the property is a gravelled off road parking area



for 2 cars. Small raised stone flower border and path to front lawned garden, mature shrubs and flowering plants. There is a shared walkway to the front of the cottages, with the neighbouring cottages.

To the rear, a shared right of way with the neighbouring cottages for removal of garden waste. Steps up to rear courtyard, giving access to;

WORKSHOP

13'8" x 8'3" (4.19m x 2.54m)

Small window to rear and window to side. Velux roof light. Radiator. Light and power connected. This room was formerly used as a hobbies/dining room.

OFFICE SPACE/ ANCILLARY ROOM

13'5" x 8'7" (4.11m x 2.63m)

Housing oil fired Grant BOILER. Window to side and small window to rear. Radiator. Plumbing for washing machine. Incorporating a low level wc and wash basin. Light and power connected.

From the courtyard steps up to a generous lawned garden. Oil storage tank. Greenhouse. There is a leat at the back of the courtyard.



SERVICES

Mains electricity, water and drainage.

LOCAL AUTHORITY

Cornwall Council. Council Tax Band B

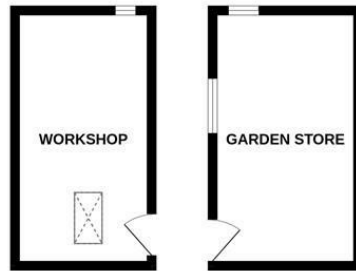
AGENTS NOTE

There is a shared right of way in front of the cottage for the neighbouring cottages. To the rear of the property is also shared access for removal of garden waste for the neighbouring cottages.

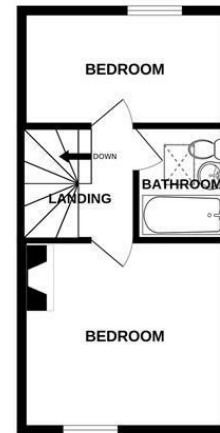
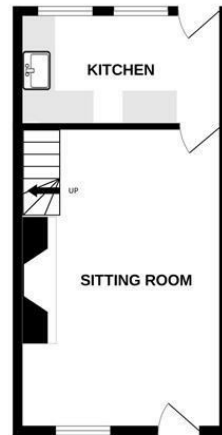
Directions To Property

SAT NAV - PL15 8TJ What3words:
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GROUND FLOOR
 566 sq.ft. (52.6 sq.m.) approx.

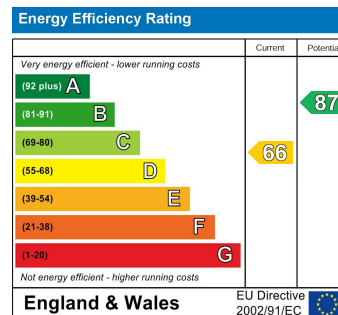


1ST FLOOR
 311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Millerson Estate Agents
 6a High Street
 Launceston
 Cornwall
 PL15 8ER
 E: launceston@millerson.com
 T: 01566 776055
 www.millerson.com

Valuation Request

