



- MANY ORIGINAL FEATURES
- STUDY & DINING ROOM
- INGLENOOK FIREPLACE WITH VILLAGER
- OIL FIRED CENTRAL HEATING

Coads Green, Launceston, PL15 7LY

Set in the heart of this sought after village is this cosy character CORNISH COTTAGE, being semi-detached with 3 RECEPTION ROOMS, 2/3 BEDROOMS, together with private enclosed GOOD SIZED REAR GARDENS, with a further garden area comprising small range of outbuildings.

£265,000 Freehold



Property Description

This lovely village cottage boasts many original features including exposed stonework, deep slate and stone sills, timber latch doors, timber floorboards and exposed beamed ceilings and 'A' frames. The cosy character accommodation which is oil fired centrally heated and double glazed briefly comprises; Covered porch leading into the entrance hall, giving access to the rear and also cloakroom and ground floor bathroom, also leading to the study which could be utilised for home schooling, attractively fitted kitchen with cottage style units and integrated dishwasher, generous sitting room with superb inglenook fireplace housing a Villager woodburning stove, leading to the dining room with windows and double doors overlooking the rear gardens. This room leads back to the study. On the first floor are 3 bedrooms, 2 of which are interconnected which would suit those with a growing family where the kids can share, or for a dressing room to Bedroom 3, or further home office, making this the perfect place for buyers seeking a Cornish Village Cottage for the family. Plenty of space to work from home, with the benefit of living in the heart of the countryside with beautiful moorland/coastal walks and amenities within a short drive. The rear gardens are a particular delight, being laid to lawn with many mature shrubs and trees, flower beds and borders. An archway leads into the enclosed vegetable and fruit garden which comprises a range of outbuildings including Potting Shed, Workshop and Tool Shed. On street parking is available outside the property.



Situated in the popular village of Coads Green which has a popular primary school, chapel and village hall. The local villages of North Hill and Lewannick are within easy reach with North Hill approximately two and a half miles distant with its popular public house, The Racehorse Inn, and Lewannick with its general store/post office and also having a public house, The Archers. The village lies approximately seven miles to the South West of the former market town of Launceston, which offers a wide range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road giving access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction. Coads Green is also within striking distance of Duchy College, the town of

Callington which is approximately 6 miles away being en-route to the city of Plymouth which is a further 15 miles with its cross channel ferry port

THE ACCOMMODATION COMPRISES

(all measurements are approximate)

COVERED ENTRANCE PORCH

Outside light. Outside tap. Half glazed front door into;

ENTRANCE HALL

Tiled floor. Radiator. Half glazed door to rear. Coat hooks. Electric fuse board. Built-in shelved cloaks cupboard.

CLOAKROOM

Opaque window to front. Low level WC, vanity wash basin with tiled splashback. Chrome heated towel rail. Extractor fan.

GROUND FLOOR BATHROOM

11' 4" x 7' 9" (3.45m x 2.36m) Window to rear and opaque window to front with deep slate sill. Radiator. Built-in airing cupboard with slatted shelving and space and plumbing for washing machine, also housing oil fired COMBINATION BOILER. Separate shower cubicle with Mira shower. Cottage style piece suite with timber panelling to walls, comprising modern bath with antique style tap and shower attachment, slate display shelf. Low level WC and pedestal wash hand basin. Chrome heated towel rail. Shaver point.

From the entrance hall doorway leads into the;

STUDY

10' 3" x 8' 0" (3.12m x 2.44m) Beamed ceiling. Radiator. Archway into sitting room. Radiator. Timber latch door into;

KITCHEN

11' 10" x 8' 0" (3.61m x 2.44m) Double aspect windows with stone sills. Range of attractive cottage style wall and base units under wood effect roll edge worksurfaces incorporating 1.5 bowl sink unit, tiled splashback to walls. Integrated

dishwasher. Space for fridge/freezer, space for further undercounter appliance. Plate rack. Built-in electric double oven and ceramic hob with canopy extractor hood over. Under unit lighting. Beamed ceiling. Tiled floor.

SITTING ROOM

14' 0" max x 12' 1" (4.27m x 3.68m) plus door recess. Window to front with stone sill. Superb inglenook fireplace with clome oven housing Villager woodburning stove set on a slate hearth. Beamed ceiling. Stairs rising to first floor. Radiator. TV point. Half glazed door to;

FRONT PORCH

Glazed front door with side screen. Tiled floor.

DINING ROOM

21' 5" x 8' 3" (6.53m x 2.51m) widening to 9' 8" (2.95m) Windows to front overlooking the delightful gardens, and French doors to rear. 2 radiators. Exposed stonework to one wall. Door from sitting room.

FIRST FLOOR LANDING

Built-in shelved linen cupboard. Timber latch door to;

BEDROOM 1

12' 5" x 9' 1" (3.78m x 2.77m) plus recess Double aspect windows with deep slate sills enjoying views over the garden to the rear. Exposed 'A' frame beams. Polished floorboards. Radiator. Built-in wardrobe to recess. Further built-in storage cupboard. Access to loft space.

BEDROOM 2

10' 5" x 8' 1" (3.18m x 2.46m) Window to side with deep slate sill. Timber latch door. Polished floorboards. Radiator. Connecting into;

BEDROOM 3

10' 8" x 10' 1" (3.25m x 3.07m) max. Window to rear with slate sill, enjoying views over the gardens. Radiator. Polished floorboards.

OUTSIDE

To the front of the property is a small courtyard garden bordered by stone walling.

To the rear of the property the gardens are a particular delight. A rear patio with ornamental pond and small courtyard housing the oil storage tank. Useful STORE adjoining the dining room, with power connected, housing tumble drier. Steps lead up to the extensive lawn with mature shrub and tree borders, flower beds and borders. The garden is stocked with many flowering shrubs and plants including Camelia giving plenty of annual colour. Patio area suitable for al fresco dining. An archway leads into a further enclosed Fruit and Vegetable garden with raised stone beds, enclosed wired fruit cage and range of small outbuildings including POTTING SHED, WORKSHOP and TOOL SHED, all with power connected.

Outside tap and lighting.

SERVICES

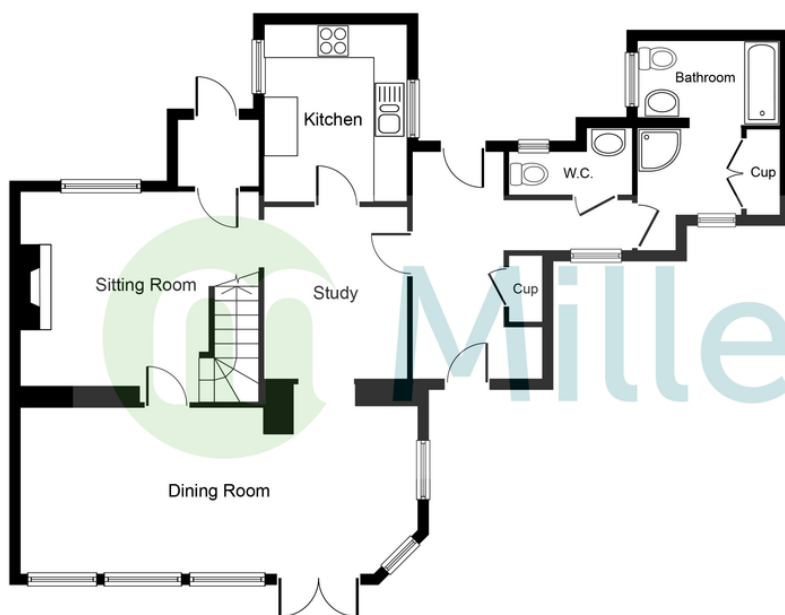
Mains metered water, mains electricity and drainage. Broadband connected.

LOCAL AUTHORITY

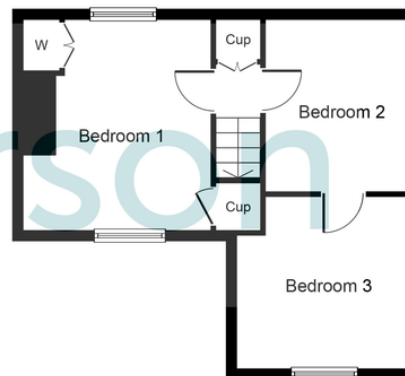
Cornwall Council. Council Tax Band C.

DIRECTIONS TO FIND

Proceed out of Launceston on Western Road to Pennygillam Roundabout. Take the third exit signposted for 'South Petherwin'. Head through the village and continue on over the bridge, via Slipper Hill, to the junction at Congdons Shop. At the crossroads, take the left-hand turning and follow this road until you reach the village of Coads Green. As you enter the village, take the first left-hand turning and at the crossroads, turn left, follow the road for a short distance and the property will be found on your right-hand side.



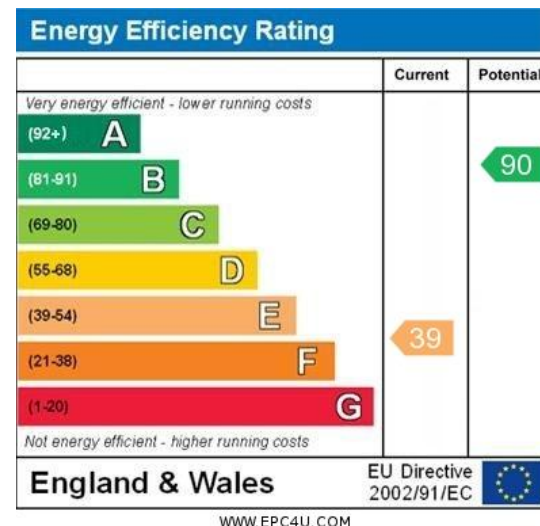
Ground Floor



First Floor

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

Copyright V360 Ltd 2021 | www.houseviz.com



TO ARRANGE A VIEWING PLEASE CONTACT

Launceston Office

01566 776055

launceston@millerson.com

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Reproduced by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. All rights reserved. License number 10011628



6a High Street, Launceston,
Cornwall, PL15 8ER

01566 776055
launceston@millerson.com

www.millerson.com

