



HODGELANDS
OFFERS OVER **£375,000**

Delightful Detached Cottage In Idyllic Rural Setting
ALTARNUN

MILLER TOWN & COUNTRY
exp UK



- » Detached, Grade II Listed Cottage
- » Idyllic & Tranquil Rural Location
- » No Immediate Neighbours
- » Beautiful Well-Stocked Gardens Front & Rear
- » Scope to Create Additional Bedroom STPP
- » Abundance of Charm & Character
- » Close to Open Moorland & Fantastic Walking
- » Far-Reaching Rural Views
- » Easy Access to A30 Corridor

Nestled on the eastern edge of Bodmin Moor with open countryside views towards both Bodmin Moor and Dartmoor, this quintessential Grade II listed cottage offers its new owners the opportunity to enjoy an idyllic rural lifestyle away from the hustle and bustle of everyday life.



Hodgelands is set in a tucked away location along a country lane travelled only by residents and with no immediate neighbours. On arriving at the property, you are immediately charmed by an abundance of character features including stone and slate hung external facades and large granite inglenook fireplaces in both reception rooms.

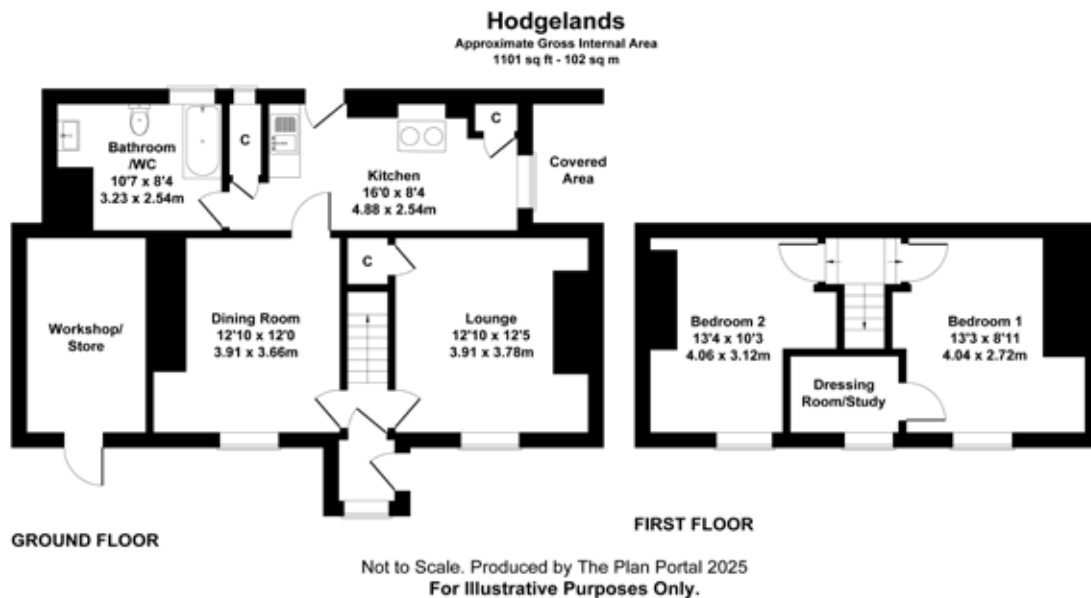


Outside, the mature and well-stocked cottage gardens to both front and rear of the home are a delight for the keen gardener and offer multiple settings for enjoying a morning coffee or al fresco dining if relaxing in the tranquil surroundings and soaking up the views is more your speed! Hobbyists or those that love to tinker are well catered for via the attached stone-built workshop.



The two bedrooms at the property are both spacious and airy with whitewashed timber floorboards and useful alcoves for furniture or storage. Leading off the main bedroom is a small dressing room / study, which could easily be converted to create an upstairs bathroom. Equally, for those looking for a third bedroom, the large downstairs bathroom offers the scope to create an en suite bedroom on the ground floor – great for future proofing or for those with mobility challenges.

On a practical front, a good-sized gravel area to the rear of the cottage offers parking for 2 or 3 cars, and though feeling away from it all, the property is only a few minutes' drive from the A30 corridor, giving easy access west and east for day trips or commuting.



Out & About

The countryside around the property has a plethora of stunning walks – perfect for blowing the cobwebs out or exercising the dog, and the log burner and open fire ensure that things are lovely and cosy at home for your return. The property sits just outside the popular village of Altarnun where the church is often referred to as the ‘cathedral on the moors’. The village has a vibrant community and sits within easy striking distance of the A30 corridor and the nearby towns of Launceston (about 10 miles) and Bodmin (about 15 miles). Launceston offers a number of supermarkets, primary & secondary schooling and all the essential retail and commercial outlets. Outdoor enthusiasts are spoilt for choice - the expanses of Bodmin Moor are on the doorstep, the spectacular beaches of the north coast such as Widemouth or Crackington Haven are just 30 minutes away, and the bucolic landscapes and waterways of Fowey and Looe on the south coast are around 40 minutes away.

Agent’s Note: A further area of land and two outbuildings adjacent to the property may be available by separate negotiation, with delayed completion.

KEY INFORMATION

	2 Bedrooms		EPC Rating: G (1)
	1 Bathroom		Council Tax Band: B
	2 Reception Rooms		Tenure: Freehold
	Driveway Parking for 2-3 Cars		FTTP (Ultrafast), Ofcom
	Grade II Listed		Variable to Good Signal
	Heating: Open Fire & Woodburner		Not suitable for wheelchair users
	Utilities: Mains electricity, private water & drainage		
	Restrictions: None known		
	Easements, Wayleaves: None known		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: Not known to be		
	Planning Permission / Proposed Developments: None known		

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