

Tregadillett
Launceston
PL15 7EX

Asking Price £250,000

- Delightful Refurbished Cottage
- Character Features
- Kitchen/Dining Room
- Lounge with Woodburner
 - Two Bedrooms
 - Bathroom
- Garden with Stone Outhouse
 - Parking
- Scan QR Code For Material Information



Tenure - Freehold

Council Tax Band - B

Floor Area - 839.58 sq ft



Summary:

A beautifully refurbished character cottage situated in the popular village of Tregadillett.

Finished to a high standard throughout, the property offers a spacious double bedroom along with a second smaller room, ideal as a nursery, home office, or dressing room.

Outside, there is a pleasant garden, perfect for BBQs and spending time with friends, a stone-built outhouse offering useful storage or potential for other uses, and the added bonus of parking for several vehicles—a rare feature for a cottage of this style.

uPVC double glazed door into

Open Plan Kitchen/Dining Room:

17'5" x 12'9" (5.33 x 3.90)

A bright and welcoming space, flooded with natural light from uPVC double glazed windows and overhead Velux roof windows. It features a range of stylish modern grey units complemented by wooden work surfaces and a charming Belfast sink. Integrated appliances include a slimline dishwasher, fridge/freezer, and an electric oven with a four-ring hob and concealed extractor above. Character features such as exposed stone walling add a rustic touch, while spotlighting and an electric radiator provide comfort and practicality. There is also a useful understairs storage cupboard, and the room opens seamlessly into the adjacent living room.

Living Room:

14'2" max inc stairs x 13'5" (4.34 max inc stairs x 4.11)

Full of character, featuring a beamed ceiling and a beautiful fireplace housing a woodburner and traditional cloam oven—a charming nod to the cottage's heritage. The space is warmed by an electric radiator and lit with spotlighting to enhance both ambience and functionality. A feature opening leads into the rear porch/study area, offering a versatile additional space. Stairs rise to the first floor from this room, maintaining the cosy yet practical flow of the home.

Rear Porch/Study Area:

11'8" x 5'11" (3.57 x 1.81)

A versatile space, ideal for use as a home office or reading nook. It benefits from a uPVC double glazed door and window to the rear, allowing natural light to flow in, and is fitted with an electric radiator and spotlighting for comfort and practicality throughout the year.

Storage/Cloaks Area:

5'10" x 3'5" (1.80 x 1.05)

uPVC double glazed window to rear.

From the Living Room, stairs rise to the

First Floor:

Doors off

Principal Bedroom:

12'0" to front of wardrobes x 8'5" plus door reces (3.68 to front of wardrobes x 2.59 plus door recess)

Enjoys a peaceful rear outlook, with a uPVC double glazed window overlooking the neighbouring gardens and set on a charming slate sill. The room also benefits from a built-in wardrobe with drawers beneath, providing practical and discreet storage.

Bedroom Two:

7'11" to front of wardrobes x 6'5" (2.42 to front of wardrobes x 1.96)

A versatile, cosy space ideal as a nursery, home office, or dressing room. This charming room features a Velux window that fills the space with natural light, creating a bright and inviting atmosphere. Please note, the room has restricted head height, adding to its quaint character. Built-in wardrobes provide practical storage solutions, while a radiator ensures comfort all year round. Perfect for your creative needs or a peaceful retreat.

Bathroom:

This charming bathroom seamlessly blends classic design with modern comfort. The wood-panelled bath, complemented by a electric Triton shower at one end, offers both relaxation and practicality. A vanity wash hand basin with a cupboard beneath provides convenient storage, while the low-level WC maintains the room's traditional aesthetic. Tiled splashbacks add a touch of elegance. A small linen cupboard houses the hot water tank, offering additional storage space for linens and essentials. A radiator ensures warmth throughout the year.

Outside:

Stone Built Storage Shed:

10'2" x 9'2" (3.12 x 2.80)

Featuring a traditional wooden stable door that enhances its countryside appeal. Equipped with both power and lighting, it offers versatility for various uses, whether as a garden store, workshop, or creative space. A delightful addition to any property.

Parking:

A notable feature of this property is the generous off-road parking area, accommodating several vehicles—a rare advantage in this desirable location. From here, a direct path leads to the kitchen door, ensuring easy access for daily use. Steps upto

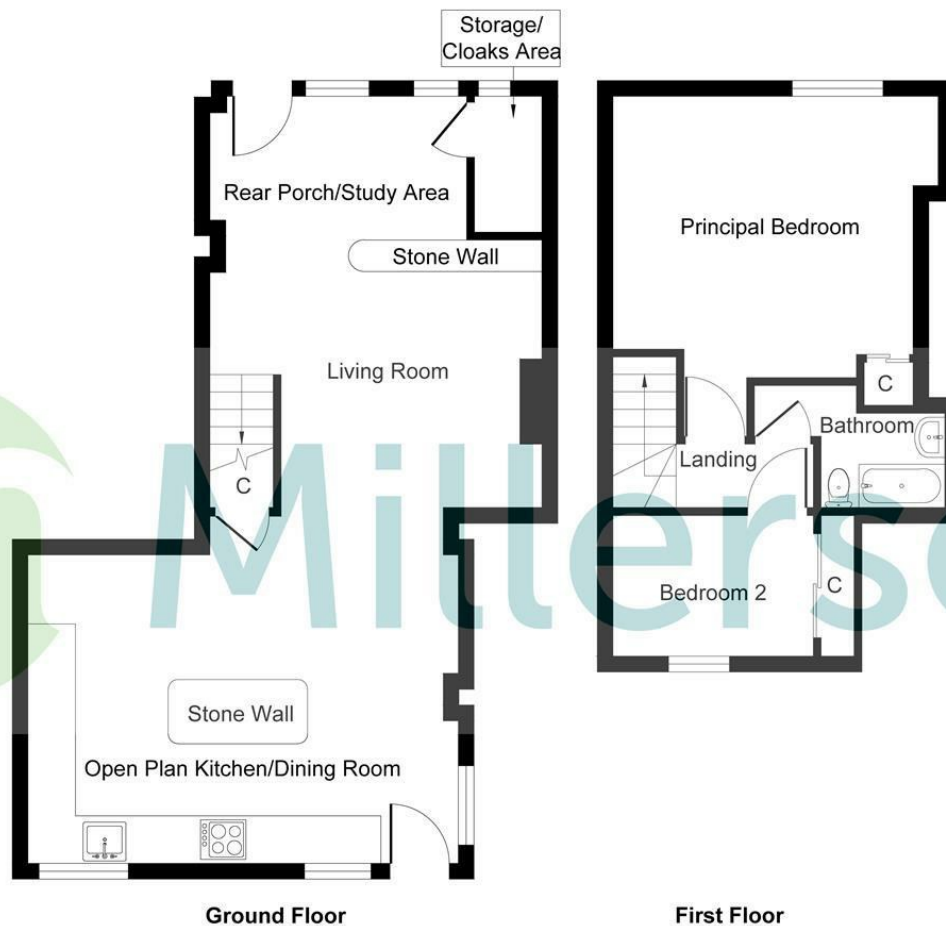
Garden:

The garden is predominantly laid to lawn, providing a versatile space suitable for various outdoor activities. At the rear, a patio area awaits, ideal for placing garden furniture, creating a perfect spot for alfresco dining or relaxation. This outdoor space enhances the property's appeal, offering a tranquil retreat amidst the natural surroundings and is enclosed by a combination of hedging and fencing, offering both privacy and a sense of seclusion.

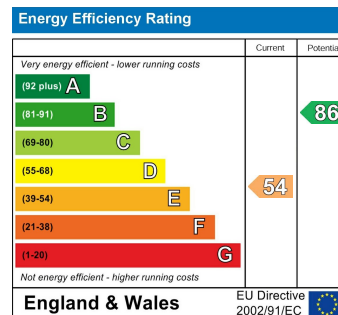
Material Information:



Verified Material Information	Public right of way: No
Council Tax band: B	Long-term area flood risk: No
Tenure: Freehold	Historical flooding: No
Property type: House	Flood defences: No
Property construction: Standard construction	Coastal erosion risk: No
Energy Performance rating: E	Planning permission issues: No
Electricity supply: Mains electricity	Accessibility and adaptations: None
Solar Panels: No	Coal mining area: No
Other electricity sources: No	Non-coal mining area: No
Water supply: Mains water supply	All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
Sewerage: Mains	
Heating: None is installed.	
Heating features: Double glazing and Wood burner	The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.
Broadband: FTTP (Fibre to the Premises)	
Mobile coverage: O2 - OK, Vodafone - Good, Three - Good, EE - Good	
Parking: Driveway and Off Street	
Building safety issues: No	
Restrictions - Listed Building: No	
Restrictions - Conservation Area: No	
Restrictions - Tree Preservation Orders: None	



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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