



Laburnham Cottage





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Trewint, Launceston, Cornwall, PL15 7TG

Launceston 9 miles Bodmin 14 miles Exeter (M5) 49 miles

Charming two-bedroom cottage in the heart of the rural hamlet of Trewint and successful holiday let.

- 2 Bedrooms
- Kitchen-Diner
- Sitting Room
- Off Street Parking
- Covered Seating Area
- Private Garden
- Tenure: Freehold
- Council Tax - Business Rated

Guide Price £240,000

## SITUATION

The property lies in the heart of the small hamlet of Trewint less than a mile from the picturesque moorland villages of Altarnun and Five Lanes. At Five Lanes there is a primary school, well respected local hostelry The Kings Head Arms and the centre of Altarnun village is located less than a mile away. In Altarnun there is a post office/general stores catering for day to day needs together with a most impressive church with tower, known as the Cathedral of the Moor. The property is located less than a mile from the A30 trunk road which links the Cathedral Cities of Truro and Exeter. In addition it provides access to the former market town of Launceston, known as the Gateway to Cornwall some 9 miles to the east with a comprehensive range of shopping facilities including 24-hour supermarket, doctors, dentists, veterinary surgeries, places of worship, fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs.





## DESCRIPTION

This pretty two bedroom cottage is found in excellent decorative order. The property with full residential status, is currently used as a successful holiday let and benefits from off street parking and a garden.

## ACCOMMODATION

Access via a half glazed door to a hall way with door to the downstairs bathroom comprising a corner shower, wc, wash hand basin and heated towel rail. Off the hall is the kitchen-diner with a range of base units, ceramic sink, electric hob and oven, dishwasher and built-in breakfast bar. The charming sitting room has exposed beams and an open fire housed in a stone surround with wooden mantle. Stairs lead to the first floor with two double bedrooms.

## OUTSIDE

Accessed from a parish road is an off street parking space leading to a covered patio area and wooden door to locked storage area, perfect for bikes and garden tools. Across Wesley Way is a private walled garden and patio area.

## SERVICES

Mains water, mains electricity, mains drainage. Please note the agents have not inspected or tested these services.

## VIEWINGS

Strictly by prior appointment with the vendors sole agents STAGS.

## DIRECTIONS

From Launceston head west along the A30 towards Bodmin passing through Two Bridges and continuing along and exiting at the Altarnun/Five Lanes. Proceed down the slip road and at the roundabout take the third exit which comes back under the A30 and proceed to the T-junction. At the T-junction turn left and proceed to the hamlet of Trewint. On entering the hamlet you will see on the left hand side a brown sign to the John Wesley museum. Take the turning on the left by the sign into Wesley Way and you will find the property first on the left.

## what3words.com

House ///committed.games.iron

Garden ///fewest.towel.vented



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 772 sq ft / 71.7 sq m  
 Garage = 98 sq ft / 9.1 sq m  
 Total = 870 sq ft / 80.8 sq m  
 For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 925519



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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