



Harley Cottage





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Trewassa, Camelford, Cornwall, PL32 9YG

North Cornish Coast 5 miles - Launceston (A30) 13 miles -  
Plymouth 38 miles

**NO ONWARD CHAIN** - A well presented and detached 19th Century Cottage located on the fringes of the moor with a generous garden, home office and ample storage sheds, being offered for sale with no onward chain.

- Edge of Moor Location
- Versatile Layout
- Ample Storage and Outbuildings
- Home Office/Workshop
- Tenure: Freehold
- Perfect Family Home
- No Onward Chain
- Parking for 5/6 Vehicles
- Rural Views
- Council Tax Band: C

Guide Price £475,000

## SITUATION

The property sits on the fringes of Bodmin Moor, one of a handful of properties amongst the rural hamlet of Trewassa. Adjacent to Bodmin Moor, an Area of Outstanding Natural Beauty and provides some of the finest riding out and walking in the West Country, including rural attractions such as Showery tor, Rough Tor and Brown Willy. The property and hamlet are both easily accessible from the A395 meaning that that the majestic North Cornish coast with popular destinations including Tintagel, Boscastle, Trebarwith Strand and Port Isaac, are all within easy driving distance. The former market town of Launceston lies some 13 miles to the east with supermarkets, doctors, dentist and veterinary surgeries, two testing 18 hole golf courses, fully equipped leisure centre and numerous sporting and social clubs. The A30 can be accessed near Launceston and gives access to the Cathedral Cities of Truro and Exeter.

## DESCRIPTION

A well cherished and much loved family home on the fringes of Bodmin Moor which has undergone a number of significant home improvements in the last 9 years of our clients' ownership. The property is believed to date back to the 1800's and has recently been granted planning permission for an extensive enlargement and remodelling should one desire. The property sits within a generous plot with mainly level ground, ample parking and storage with the benefit of a home office/workshop.





## ACCOMMODATION

The accommodation throughout is practical and versatile, with 2 front and 2 rear entrances into the property. There are 2 main reception rooms at the front of the property with adjoining porches. The family room has built in shelving and storage, whilst the sitting room has a beautiful exposed stone fireplace to one end housing a multifuel burner and exposed wooden beams. The property is double glazed throughout although has the original character features such as the slate window sills in many rooms. The kitchen adjoins the sitting room and comprises a modern range of fitted base and wall mounted units, integrated appliances such as a gas hob, 2 ovens and a microwave/oven, with further space for white goods including a dishwasher and American style fridge/freezer. There are 2 rear entrances into the kitchen, with a rear hall, ground floor cloakroom with WC and further storage. On the ground floor, there is an additional bedroom with en-suite shower room, extremely suitable as a main or even guest room.

The first floor presents 2 double bedrooms and a single room, with bedroom 1 having the benefit of built-in storage space. The family bathroom services all 3 bedrooms and has a bath, separate shower cubicle, WC and wash hand basin.

## OUTSIDE

The generous grounds of the property are a real feature, with the whole plot being spacious and mainly level. To one side is a gated and gravelled driveway, with parking for up to 4/5 vehicles. On the far end of the property there is a detached garage with power and light connected, with additional parking space alongside. The front of the property is bordered by a rendered wall with a low maintenance gravelled area. The rear garden is mainly laid to lawn, a perfect level garden for children including a bark chipped play area, tree house and useful wooden storage sheds. A large wooden deck provides a great space for outdoor entertaining. There is a more formal lawn, with established flower beds and a gravelled path which leads through a pretty pergola walkway to the home office. The home office has power and light connected, is insulated, has Internet hardwired to the building and double glazed units with stunning rural views.

## SERVICES

Mains water and electricity. Private drainage via septic tank. LPG central heating, multifuel stove and an air source air conditioning unit. Privately owned solar panels, which benefit from a feed in tariff. Superfast broadband. Please note the agents have not inspected or tested these services.

## VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

## DIRECTIONS

From the A30, take the A395 just west of Launceston towards Camelford, Wadebridge and North Cornwall. On reaching Hallworthy continue for a further 2.5 miles and take the left hand turning signposted to Trewassa. Follow the lane along where the property will be located on the left hand side, identifiable by a Stags for sale board.

## what3words.com

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## AGENTS NOTE

Planning Permission was granted in December 2022 to improve the overall appearance and size of their existing property, by demolishing the existing single storey solid stone part of the cottage and replacing with a new two storey extension. Further information can be found under Planning Reference PA22/09596.





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	28	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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