



Isalene

Isalene, 1 Wooda Road, Launceston, Cornwall, PL15 8BJ



Launceston Town Centre - 0.3 miles (walking) - North Cornish Coast 17 miles - Exeter 42 miles

Open to Offers - A Grade II Listed cottage on the market for the first time in over 75 years in a generous plot with a garage and ample off road parking

- Offers Invited
- Scope to Modernise and Improve
- Ample Off Road Parking
- Detached Garage/Workshop
- Summerhouse and Additional Store Buildings
- Convenient Town Location
- 3 Bedrooms
- 2 Reception Rooms
- Tenure: Freehold
- Council Tax Band: C

Guide Price £269,950

SITUATION

Located within the town of Launceston, which offers a comprehensive range of facilities including supermarkets, M&S Food Hall, doctors, dentists, veterinary surgeries and educational facilities. There is a well-equipped leisure centre and two 18-hole golf courses along with numerous sporting and social clubs. From Launceston, access can be gained to the A30 trunk road which links the cathedral cities of Truro to the west and Exeter to the east. The city port of Plymouth is just 25 miles away. The popular North Cornish coast is approximately 20 miles to the north east where there are extensive sandy beaches, cliff-top walks and some of the most spectacular coastal scenery in the British Isles.

DESCRIPTION

A rare and exciting opportunity as for the first time in over 75 years, the property is offered to the market with huge potential to improve and modernise throughout. A Grade II Listed detached cottage which is believed to date back almost 200 years, constructed of stone, partially hung slate walls and a slate roof. The property sits within a generous plot with ample off-road parking, a detached garage/workshop and manageable garden. Viewings and offers are both highly encouraged.

ACCOMMODATION

From the front, the accommodation offers an entrance hall with storage cupboard to one end. There are 2 generous reception rooms either side, the dual aspect lounge has views both to the Castle and across the town with an open fire and original cornicing. The separate dining room has a window to the front, with built in shelving units and a feature open fireplace. Via a rear hall with additional built-in storage and larder space, the kitchen is located at the end of the property with a stable door to the rear garden. The kitchen comprises a range of wooden wall mounted units with ample space for freestanding white goods although would undoubtedly benefit from refurbishment throughout.

A single staircase from the rear hallway leads to the first floor with landing and original stained

glass window, offering two double bedrooms and a generous single room, all enjoying views towards the front of the property. The principal room has a built in wardrobe/hanging space with additional store cupboards and drawers as well as a decorative fireplace. All 3 bedrooms are serviced by the family bathroom comprising a fitted suite of a bath, WC and wash hand basin.

OUTSIDE

The property sits within a convenient town location and boasts a generous plot size with ample off-road parking for at least 4 cars to the rear as well as a separate pedestrian access. There is a detached garage/workshop with tap, power and light connected, a manageable garden mainly laid to lawn with some mature shrubs and flower beds as well as an additional gravelled seating area. An additional outbuilding has power, lighting, water taps and a gardeners loo. In addition to this, there is a substantial summer house which enjoys views over the garden and across the town. To the front of the property there is a cottage garden with decorative borders.

SERVICES

Mains water, electric and drainage. Storage heating. Please note the agents have not inspected or tested these services.

VIEWINGS

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

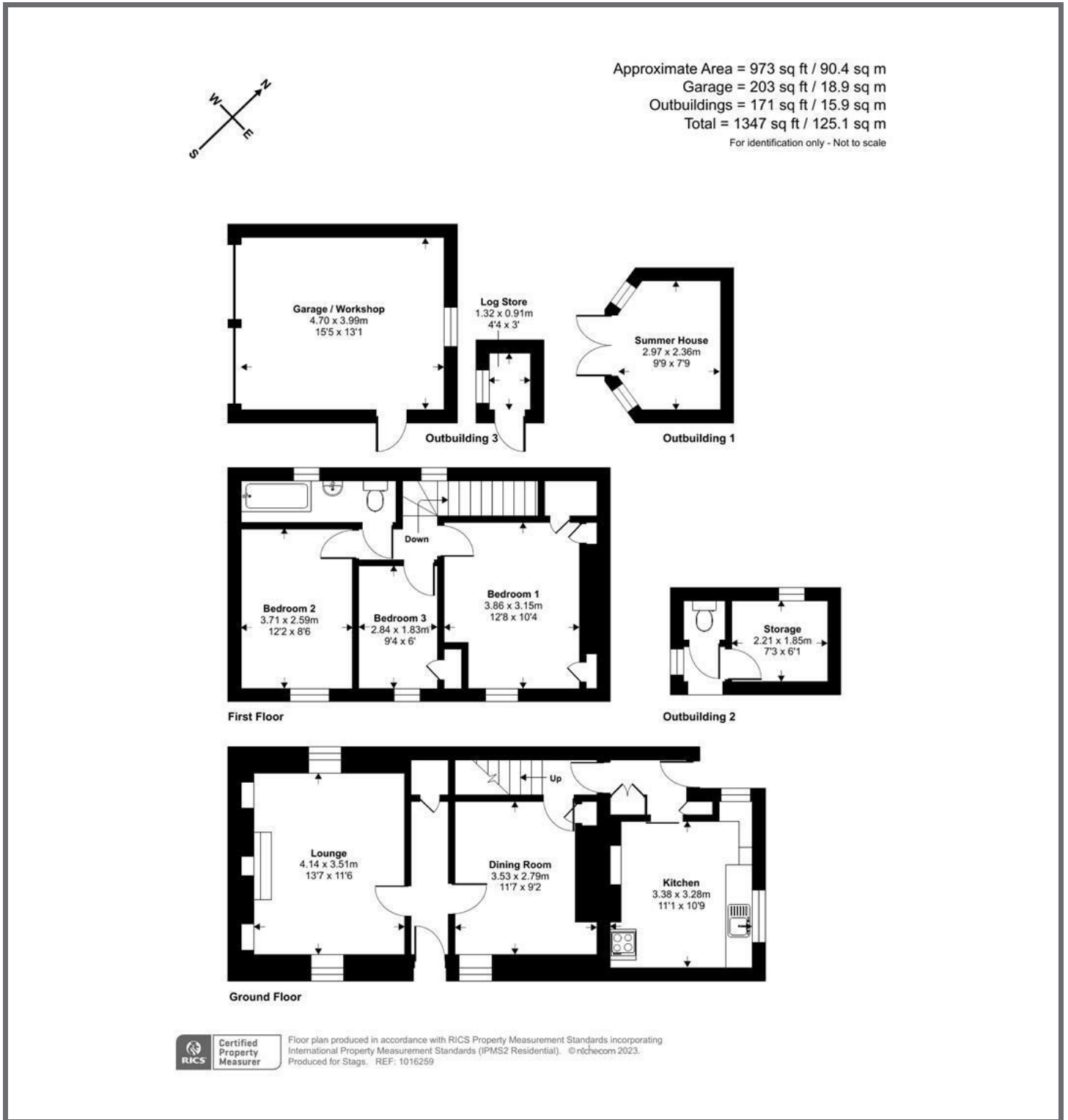
DIRECTIONS

From the Stags Launceston Office, turn left from the car park and head down St Thomas Road, passing the castle on the right hand side. Take the first right hand turning signposted 'Polson'. Continue along this road for approximately 85m and turn left onto St Thomas Hill, the access to the off road parking and rear of the property will be on the left hand side.

[what3words.com](http://www.what3words.com)

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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
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales			
EU Directive 2002/91/EC			

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