



STAGS
FOR SALE
£160,000

Rose Cottage



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Lewannick, Launceston, Cornwall, PL15 7QD

Launceston 5.4 miles - Plymouth 26.5 miles - North Cornish Coast 17.6 miles

A charming Cornish cottage with parking and gardens in a popular and thriving village

- Popular Village Location
- Character Features
- Off Road Parking
- Fibre to the Property
- Tenure: Freehold
- Close to Village Amenities
- Level Lawned Gardens
- Detached Garage
- Office/Bedroom 3
- Council Tax Band: C

Guide Price £330,000

SITUATION

The cottage is well positioned within the thriving village of Lewannick and within level walking distance of the village amenities including the Post Office/general stores, village hall, well respected primary school and popular village pub, The Archer Arms. The A30 trunk road is less than a mile from the property and links to the former market town of Launceston where there is a wider range of shopping facilities. The city port of Plymouth is approximately 27 miles from the property with an excellent range of shopping facilities and services, whilst the rugged coast of North Cornwall is approximately 18 miles away.

DESCRIPTION

A charming and most appealing detached cottage dating back to 1835 situated in the heart of Lewannick. The property is understood to be constructed of stone and cob with an artificial slate roof and boasts a wealth of original character features including a beautiful fireplace and exposed wooden beams. The property offers 3 bedrooms along with a private garden, detached garage and allocated off road parking spaces.



ACCOMMODATION

The accommodation throughout the property is well presented with improvements such as a new kitchen being installed in 2022. A charming and covered entrance porch with a slate roof leads through the main entrance to an entrance hall. The kitchen has a range of well fitted units, shelving and integrated appliances including a freestanding electric cooker with induction hob set within a former fireplace, a dishwasher, heated towel rail and various downlighting. The sitting/dining room has a beautiful and prominent fireplace to one end with a woodburning stove, window seats, feature shelving and ample space for a table, chairs and sofas. To the far end of the cottage is the family shower room, beautifully tiled with a walk in shower cubicle, WC, wash hand basin and airing cupboard. There is an adjoining utility room with space and plumbing for white goods, along with a store cupboard and door to the garden.

The first floor presents the 2 double bedrooms and a single room adjoining the principle bedroom. Bedrooms 1 and 3 both have fitted storage with bedroom 3 currently being used as a home office. Bedroom 2 has exposed wooden floorboards with all bedrooms having windows facing the front of the property.

OUTSIDE

The gardens extend to one end of the cottage and are mainly laid to lawn, with natural boundaries either side providing a sheltered and private garden with southerly facing aspects. The gardens have been well tended by the current owners and well stocked with a variety of shrubs, plants and roses. There are vegetable gardens and seating areas, with a pathway leading to the detached garage. The garage has an up and over door with power and light connected and a gated parking area large enough for 2 cars. Directly at the front of the property is a pretty walled garden alongside a pedestrian accessway to the primary school.

SERVICES

Main electricity, water and drainage. Electric heating and woodburning stove. uPVC double glazed windows. Broadband availability: Ultrafast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Launceston, head west on the A30 towards Bodmin and after approximately 5 miles, take the left hand exit signposted Lewannick. Follow the slip road to the T-junction and turn left again and continue into the village of Lewannick. At the junction with the Archer Arms on the left hand side, turn right and follow the road for approximately 200m where the property will be found on the right hand side, with a Stags for sale board.

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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.



Approximate Area = 935 sq ft / 86.8 sq m
 Garage = 168 sq ft / 15.6 sq m
 Outbuilding = 15 sq ft / 1.3 sq m
 Total = 1118 sq ft / 103.7 sq m
 For identification only - Not to scale

First Floor

Ground Floor

Garage
5.49 x 2.82m
18' x 9'3"

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1124127



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | 8 | 79 |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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