



Downicary Cottage



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St. Giles-On-The-Heath, Launceston, PL15 9RU

St Giles on the Heath 0.5 miles - A30 4 miles - Launceston 5 miles

A charming 4 bedroom cottage with a range of outbuildings, adjoining land and woodland.

- No Onward Chain
- 4 Bedrooms
- Sitting Room
- Kitchen / Dining Room
- Study
- Approximately 5.5 Acres
- Range of Outbuildings
- Off Road Parking
- Council Tax Band: D
- Freehold

Guide Price £499,950

SITUATION

The property is situated in a rural position, approximately 5 miles north of Launceston and 0.5 miles east of the popular village of St Giles on the Heath. It lies in attractive rolling countryside on the Devon/Cornwall border, within easy reach of the well served town of Launceston and the A30, which provides a mainly dual-carriageway link between the Cathedral cities of Exeter and Truro.

St Giles on the Heath is a thriving and popular village with a village store, public house, school, good community spirit and various amenities. Launceston has a more extensive range of shopping, leisure and health facilities.

ACCOMMODATION

A traditional and comfortable 4 bedroom semi-detached dwelling with an adjoining store/annexe room. The property enjoys a wealth of traditional features including a large fireplace (not currently operational), timber floors, wood framed windows and exposed timber beams throughout. The floorplan illustrates the accommodation, but in brief it includes: a spacious kitchen/diner with fitted pine wall and floor units with laminate worksurfaces over. A door leads to the rear garden. Next door is a large sitting room with part used as a study. On the first floor there are 4 bedrooms, a family bathroom and a shower room.



OUTSIDE

The delightful enclosed garden is positioned to the rear of the property and boasts an array of ornamental plants and shrubs. There is also a large timber former poultry shed which could also provide useful storage/workshop space.

The property is approached by a drive leading into a substantial courtyard providing parking for numerous vehicles. The Cottage is positioned off the courtyard, alongside a range of outbuildings, which include a stone outbuilding which offers scope for conversion (subject to the necessary consents).

The land runs right up to their rear gardens and consists of a field which has been divided with the neighbour to give both adjoining land.

The land for the property is predominantly pasture and is gently sloping down to a stream. The land also includes an area of woodland with a former railway line.

In all the property extends to approximately 5.59 acres.

SERVICES

Mains electricity. Mains water (shared with the neighbouring property via a sub meter). Private drainage via a shared septic tank. Oiled fired central heating. Broadband availability: Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

AGENTS NOTE

The photographs were taken in 2023.

VIEWINGS

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

DIRECTIONS

From Launceston take the A388 towards Holsworthy. On reaching the village of St Giles on the Heath, turn right beside the Pint and Post Inn. Continue out of the village to the bottom of the hill. Go over the small bridge and take the first turning right. Follow the road around numerous bends and after 700m, take the first drive on the right. This brings you into the courtyard and front of the Cottage.

What3Words: ///asking.chilled.invisible



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 | | |
|---|-------------------------|-----------|
| | Potential | |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 82 | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | 43 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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Approximate Area = 1903 sq ft / 176.8 sq m (includes WC & store)
For identification only - Not to scale

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 978171