



Trefursdon Cottage





# Trefursdon Cottage

Coads Green, Launceston, Cornwall, PL15 7ND

Lewannick (A30) 3 miles - Launceston 6 miles - Plymouth 22.2 miles

A detached house with an adjoining 4 acres of productive pastureland in an idyllic rural hamlet

- Adjoining Pasture Field
- Rural Outlooks
- Semi-Rural Location
- Ample Off Road Parking
- Tenure: Freehold
- Detached Period Property
- Established Gardens
- Detached Double Garage/Workshop
- No Onward Chain
- Council Tax Band: E

Guide Price £595,000

## SITUATION

The property is located in a peaceful, rural hamlet of Trefursdon, approximately 1 mile from the popular village of Coads Green, which has a well-respected primary school, village hall, and easy access to Callington, Launceston and the A30. The Cornish villages of North Hill, Lewannick and South Petherwin are all within 3 miles of the property, where many have village amenities including public houses, primary schools and Churches, and access to the A30 trunk road at Lewannick. The former market town of Launceston is approximately six miles to the north with a more comprehensive range of shopping, educational facilities and leisure facilities with the city of Plymouth only 22 miles to the south.

## DESCRIPTION

A charming 4 bedroom cottage with an adjoining 4 acre pasture field situated in an excellent semi-rural location. The property is nestled amongst established wraparound gardens with ample parking and a detached double garage with workshop. Set alongside 4 acres of level, well-maintained pastureland, this opportunity is perfect for those seeking a semi-rural property for agricultural, equestrian or recreational purposes with scope to refurbish and make their own.





### ACCOMMODATION

The cottage itself boasts generous living space having been extended overtime and more recently with a sun room to the side elevation. The property would undoubtedly benefit from some updating however has managed to retain much of its original character and charming features such as exposed stone work and granite lintels, slate floors and a brick built fireplace. The entrance porch has an undercounter space and plumbing for white goods and a cloakroom with a WC. There is storage in the main entrance hallway, and the ground floor is split into 2 rooms. The kitchen has a range of fitted units, with a double electric oven, integrated electric hob with extractor and additional space for freestanding white goods. There is a former serving hatch adjoining the sitting/dining room, which has doors to the rear, a large brick built fireplace and space for a table and chairs. There is a tiled rear hall and stairs to the sun room and first floor. The sun room enjoys a south westerly facing aspect, stunning rural outlooks and doors directly to the garden. The first floor presents 3 double bedrooms and a single room, all serviced by the family bathroom.

### OUTSIDE

The property is approached via wooden gates to a level driveway with space for numerous vehicles. Generous gardens surround the property and border neighbouring pastureland to one side, with various seating areas to enjoy the peace, tranquillity and stunning rural outlooks. There is a double garage with power and light connected and a separate workshop to the rear. The gardens provide a stunning array of colour throughout the changing seasons with mature shrubs, trees and natural hedge boundaries. There is a sunken rose garden and level patio areas at the front and rear with a lean-to store to and further storage underneath the sun room.

Adjacent to the rear boundary is a south facing, level pasture field extending to approximately 4 acres in total with well maintained Cornish hedge boundaries with road frontage and 2 separate gateways. The land is classified as Grade 3 on the Agricultural Land Classification map for England and Wales.

### SERVICES

Mains water and electricity. Oil fired central heating. Assumed private drainage - type unknown. Please note the agents have not inspected or tested these services. broadband availability: Ultrafast and Standard, Mobile signal coverage: Voice and Data limited availability (Ofcom). The property is sold subject to all local authority charges. Please note Stags are working with Executors and therefore unable to confirm and provide some of the information in the usual way. Buyers must rely upon their own investigations before proceeding with a purchase and are advised to take their legal representative's and/or surveyor's advice where necessary.

### VIEWINGS

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

### DIRECTIONS

From Launceston take the B3254 road signposted to Liskeard, passing through South Petherwin until reaching the crossroads at Congdons Shop. At the cross roads, continue straight across and follow the road for approximately 1 and turn left signposted Trefurdsdon. Continue along this quiet parish lane where the property will be located on the right hand side, identified by a Stags for sale board.





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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk  
01566 774999

