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The Old Vestry





Launceston (A30) 7 miles - South Cornish Coast 18 miles - Plymouth 24 miles

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## A unique one bedroom former vestry in the Historic Village of North Hill

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- Beautifully Converted Vestry
- One Double Bedroom
- Open Plan Living
- No Onward Chain
- Investment Opportunity
- Cornish Village Location
- Semi-Rural Position
- Recently Refurbished Throughout
- Tenure: Freehold
- Council Tax Band: A

Guide Price £175,000



### SITUATION

The property is set within a peaceful village on the edge of Bodmin Moor, just a short drive from Launceston. Bodmin Moor provides some of the most dramatic landscapes in the UK, together with an excellent range of leisure and outdoor pursuits. The former market town of Launceston approximately 7 miles offers a comprehensive range of shopping, leisure and educational facilities.

### DESCRIPTION

A thoughtfully converted former vestry offering an opportunity to own a truly distinctive home rich in character. The property has been sympathetically transformed into a charming semi-detached one-bedroom residence, undergone a range of significant home improvements whilst retaining many original architectural features and incorporating modern comforts throughout. The property is now being offered for sale with no onward chain and ideally suit those looking for a first time purchase, a countryside getaway or as an investment opportunity offering a unique holiday stay.

### ACCOMMODATION

The accommodation is presented in good decorative order throughout whilst still retaining much of it's original character including arched windows with double glazed wooden units, a feature fireplace and vaulted ceilings. The living space is light and inviting, offering a unique setting for quiet living or a creative retreat. The well-appointed kitchen is complete with a range of base and wall mounted units, and various integrated appliances that include an induction hob, electric oven and slimline wine cooler. There is a cosy sitting area with a feature fireplace and stairs rising to a mezzanine-style bedroom, both thoughtfully arranged to maximise space while preserving the building's historic charm. The

ground floor entrance hall has a family shower room complete with a WC and wash hand basin, with an additional storage cupboard.

### OUTSIDE

The property is approached directly via the road through North Hill with a beautiful Cornish stone wall boundary to the front. A gravelled pathway leads to the main entrance, with on road parking often available within the vicinity. There is a small area for seating at the front of the property with a useful storage building.

### SERVICES

Mains electricity, water and drainage. Electric heating. Broadband availability: Superfast 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

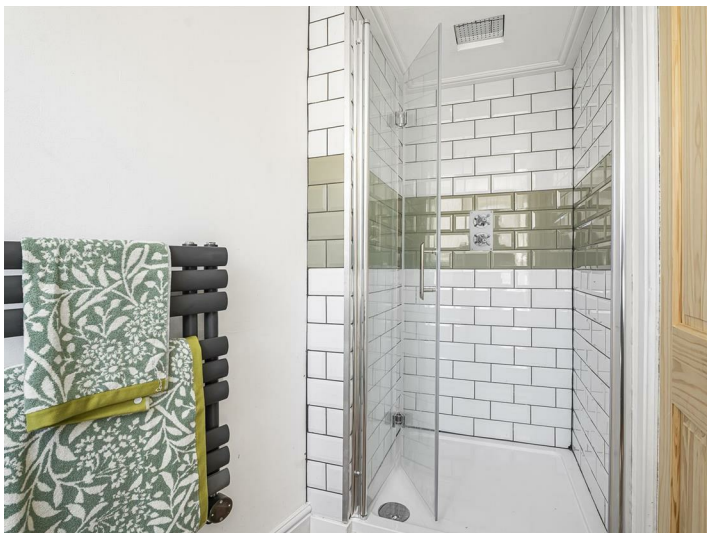
Strictly by prior appointment with the vendors' appointed agents, Stags.

### DIRECTIONS

From Launceston, take the B3254 towards South Petherwin. Follow this road for just over 4.5 miles, proceeding through Daws House and South Petherwin. On reaching the crossroads at Congdons Shop, proceed straight across towards Liskeard and take the right hand turning to North Hill. Follow the road into the village where the property will be located on the right hand side, identifiable by a Stags for sale board.

what3words.com: ///cans.access.yacht





## Approximate Gross Internal Area 523 sq ft - 49 sq m

Ground Floor Area 313 sq ft – 29 sq m

First Floor Area 210 sq ft – 20 sq m



Ground Floor



First Floor

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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(41-47) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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