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Cassacawn Cottage





Village Centre 0.4 miles - Bodmin 5.5 miles  
- Launceston 19.3 miles

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A quintessential Cornish cottage in an idyllic rural setting with a generous front garden

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- Edge of Popular Village
- 2 Double Bedrooms
- South Facing Garden
- 2 Reception Rooms
- Detached Cottage
- Former Garage
- Range of Character Features
- Scope for General Refurbishment
- Tenure: Freehold
- Council Tax Band: C

Guide Price £199,950



### SITUATION

Situated in a highly desirable and semi-rural position less than half a mile from the sought-after moorland village of Blisland in an area of Outstanding Natural Beauty, offering a peaceful setting with easy access to village amenities and the surrounding countryside. Renowned for its beautiful village green, Blisland offers a range of typical village amenities including the historic church, an award winning public house The Blisland Inn, community store, village hall and Primary School all within half a mile of the property. The Cornish Towns of Wadebridge and Bodmin are within 8 miles of the property, offering a more comprehensive range of amenities such as independent shops, supermarkets, restaurants, and public houses along with primary and secondary educational facilities.

### DESCRIPTION

A delightful Cornish cottage brimming with character presenting an opportunity to create a truly special home. Full of traditional charm, the property enjoys a south-facing aspect and boasts a generously sized front lawn. Understood to have been constructed using a mixture of stone and slate with wooden single glazed windows, the property has been extended overtime to create further living space. While the property would benefit from a programme of light refurbishment, it presents an exciting opportunity to enhance and personalise a home with undeniable charm and potential.

### ACCOMMODATION

The accommodation comprises two well proportioned reception rooms on the ground floor, complete with a kitchen and separate utility/bathroom. The sitting room is complete with a beautiful stone fireplace and a wood-burning stove while the separate dining room provides ample space for table and chairs. The kitchen space

offers flexibility for redesign and modernisation with a separate utility with space and plumbing for white goods. There is also a ground floor w/c and bath with an electric shower over. The first floor presents two double bedrooms with the principal bedroom has convenience of an en suite toilet and wash hand basin.

### OUTSIDE

Externally, the cottage is accessed via a pedestrian gate to the side with steps to the main access. The gardens extend to the front of the property with an area for seating overlooking the front lawn. There is a stone wall to one side bordering the neighbouring pastureland and an open-fronted block-built garage at the end of the garden accessed via the road. The former garage offers scope for rebuilding or removing, to create allocated off-road parking, subject to the necessary consents.

### SERVICES

Mains electricity, wood burning stove. Other services are unknown due to the nature of the sale. Broadband: Superfast and Standard ADSL, Mobile signal: 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.

### AGENTS NOTE

The property is being sold by executors who have limited knowledge of the property. Buyers must rely upon their own investigations before proceeding with a purchase and are advised to take their surveyor(s) and/or legal representative's advice where necessary.

### VIEWINGS

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

### DIRECTIONS

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