



Meadowside



Lewannick 1.9 miles - Launceston 6.9 miles - Plymouth 24.9 miles

A charming semi-detached cottage with huge potential and a generous rear garden

- Auction Guide Price: £125,000 - £150,000
- Off Road Parking/Driveway
- Generous Gardens
- Scope to Modernise and Refurbish
- Grade II Listed
- Two Bedrooms
- Convenient and Accessible Location
- Various Outbuildings
- Tenure: Freehold
- Council Tax Band: C

Auction Guide
£125,000 - £150,000

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The Auction end date is Tuesday 18th November 2025 at 4:30pm. The vendor reserves the right to withdraw or alter the property for sale prior to the Auction end date. The property can be accessed via our website stags.co.uk - Online Property & Land Auctions.

SITUATION

The property is positioned within the accessible hamlet of Plusha, under the parish of Lewannick and on the fringes of Bodmin Moor. Enjoying rural outlooks, the property is conveniently located for the A30, providing excellent access to Launceston, Bodmin, and the cities of Truro and Exeter. The thriving and well-equipped village of Lewannick is roughly 1.9 miles away with a number of amenities including a Post Office/general store, a well-respected pub, village hall, doctors' surgery and primary school.

DESCRIPTION £125,000 - £150,000

A semi-detached Grade II Listed cottage in need of refurbishment, presenting an exciting opportunity to restore and transform into a wonderful home. Understood to have been constructed using a mixture of stone and slate with wooden single glazed windows, the property has been extended overtime and is partially rendered and slate hung.

ACCOMMODATION

There is a covered entrance into the main hallway, with two reception rooms located at the front of the property. The sitting room has a former fireplace, whilst the dining room has a feature bay window to side and adjoins the kitchen. The ground floor bathroom is adjacent to the kitchen and the property has a flat roof extension to the rear with additional storage and doors to the garden. The first floor presents two double bedrooms with exposed hip beams, window seats and the principle bedroom has a wash hand basin.

OUTSIDE

There is a private driveway to the front with parking for at least 2 vehicles and steps that lead to generous area of lawned gardens to the side and rear. There are various block outbuildings and an adjoining log store. The gardens to the rear offer a blank canvas for those the re-landscape and enjoy a rural setting adjoining the neighbouring pastureland.

SERVICES

Mains water and electricity. Private drainage via a septic tank. Electric heating. 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.

AGENTS NOTE

Please note that the property is being sold by professional Executors who have limited knowledge of the property. Purchasers must rely upon their own investigations and are advised in the usual way to inspect the legal pack prior to viewing and bidding at auction.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags. Open House viewings 9:30am-11am on Saturday 8th November. Please note the viewings will end at 4:00pm.

DIRECTIONS

what3words.com: ///files.laws.spellings

PROOF OF IDENTITY

Under the Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 inc. VAT is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price. An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.'

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

Rebecca Stanbury of BWB Solicitors, Launceston. T: 01566 772451. E: rebeccastanbury@wbw.co.uk

COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION AND RESERVE

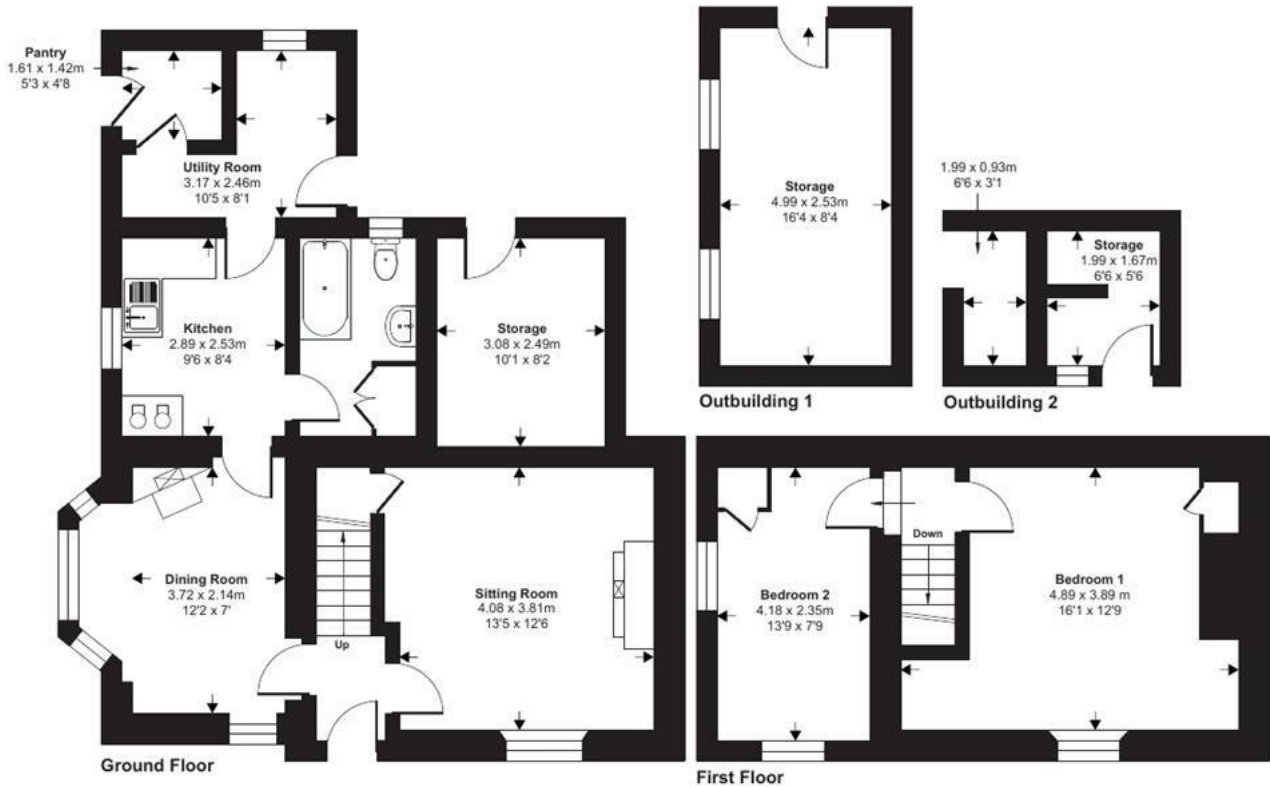
Guide price is an indication of the seller's expectation. Reserve Price is a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



Approximate Area = 917 sq ft / 85.1 sq m
Outbuildings = 275 sq ft / 25.5 sq m
Total = 1192 sq ft / 110.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1xhcom 2025. Produced for Stags. REF: 1333254

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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales		

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