



Trebulllett | Launceston | Cornwall



Town • Country • Coast



Looking for a renovation project in a peaceful village setting? An opportunity to purchase a spacious 4 bedroom detached cottage with 2 reception rooms and on a generous plot which includes a driveway providing parking, integral garage and a garden at the side. The property is situated in a village setting offering good access to Launceston and Callington and has no onward chain.

Entrance to the property is into a useful porch which in turn has doors into the living room and kitchen/breakfast room. The living room is a very spacious room with a feature fireplace and stairs rising to the first floor with a door into the dining room which also has a fireplace and a wood panelled far wall. From here a door leads into the open-plan kitchen and breakfast room which in turn leads into the utility room where there is a cloakroom with a WC. There is a door leading into the integral garage where the boiler is situated.

On the first floor there are 4 spacious bedrooms and a generous bathroom which needs completely re-fitting but has the suite in situ. There are some lovely views across the village from the bedrooms. The driveway is at the front providing off-road parking with a decked area providing a lovely view across the Village Chapel to the surrounding countryside. There is a generous garden at the side which is very much a blank canvass and has been re-seeded. The property has oil fired central heating.



Situation

Trebullett is a pretty East Cornwall village situated in a cluster of similar sized villages including Lezant and Trekenner with a well renowned public house in Treburley. The village features a local church and is approximately 6 miles from the market town of Launceston. Launceston is an ancient town steeped in History with the imposing Launceston castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile (1.6 km) west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco's, WH Smith and Costa's coffee. Local facilities include a leisure centre, medical facilities and well regarding primary and secondary schooling. Did you know? The very impressive Launceston Castle dates from Norman times. Before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia. Some people pronounce Launceston as it is spelt whereas some pronounce it like Lanson. The Cornish name is Lannstefan. Lannstefan is Cornish for Church of St Stephen.

Directions

From the town, drive past Tesco and along Hurdon Road and towards our office, as the road arcs to the right by Maunders, take the signposted left hand turning to Trebullett. Follow the country lane for approximately 6 miles until reaching the staggered cross roads, proceed ahead and the property will be found on the left hand side opposite the chapel.

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Entrance Porch

6'2" x 4'5" (1.90m x 1.36m)

Kitchen/Breakfast Room

15'8" x 11'10" (4.79m x 3.62m)

Utility Room

15'8" x 7'11" narrowing to 5'1" (4.80m x 2.43m narrowing to 1.57m)

W/C

5'10" x 2'5" (1.79m x 0.74m)

Integral Garage

18'4" x 10'0" (5.61m x 3.07m)

Dining Room

13'1" x 11'6" (3.99m x 3.51m)

Living Room

20'11" x 13'5" (6.38m x 4.10m)

First Floor Landing

Bathroom

13'6" x 12'4" (4.13m x 3.77m)

Bedroom 1

13'9" x 13'8" (4.26m x 4.17m)

Bedroom 2

12'4" x 8'5" (3.78m x 2.59m)

Bedroom 3

11'0" x 7'11" (3.37m x 2.42m)

Bedroom 4

17'11" x 9'10" (5.47m x 3.02m)

Services

Mains electricity, water and drainage.

Oil Fired Central Heating.

Council Tax Band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	32	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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