





Nestled in a historic village near Bodmin Moor, this Grade II Listed 3-bedroom cottage boasts a rich history, having served as a public house and shop. Superbly presented throughout, the property also includes a 23ft detached 2-storey stone barn, offering versatile potential for alternative uses (STP).

You enter the cottage into a welcoming dining room with open fireplace and large window to the front. A door leads through to the separate sitting room which has another fireplace with two sash windows, offering a cosy retreat. Both reception rooms have beautiful, reclaimed parquet floors and multi-fuel log burners.

To the rear of the cottage is a kitchen/breakfast room with a range cooker and terracotta tiled flooring, with space for a dining table. There is a window overlooking the garden and a door accessing the driveway and barn.

Adjoining the kitchen is a convenient utility space and boiler room, with a door into the rear garden and terrace. In addition, there is a large understairs storage cupboard, shower room with a double shower enclosure and W/C

On the first floor is a generous landing area, which is currently used as an additional reception space, occasional bedroom, and home office. Leading off this are three double bedrooms, overlooking the front garden with a view towards the nearby church. The family bathroom is a good size with a side aspect window.

Outside, a generous cobbled area to the front and offer opportunities for off-road parking and potted plants. Adjacent to the cottage is the detached two storey barn, with access from the main road for further off-road parking, whilst the private rear garden features a stone terrace for alfresco dining, along with artificial grassed area, mature potted shrubs and an unusual green wall. A short walk away, a separate parcel of land awaits green-fingered enthusiasts.

This property presents a unique chance to own a piece of Cornish history, and ample potential for further adaptation and personalisation.



- Pretty Character Cottage
- 3 Bedrooms & 2 Bathrooms
- Impeccably Presented Throughout

- 2 Reception Rooms plus Gallery
- Enclosed Rear Garden
- Detached 23ft 2 storey stone barn with lots of Potential (STP)

- Pretty Village Location
- Detached garden Area with Endless Possibilities
- Ample off road parking

Situation

Located on the flanks of Bodmin Moor, is the popular and pretty village of Altarnun. A tributary of the River Inny runs through the village, crossed by a 15th Century pack horse bridge. Public Houses can be found at both Five Lanes, 'The Kings Head' (approx 0.4 miles) and on the edge of Altarnun, 'The Rising Sun' (approx 1 mile). The village also boasts a popular coffee shop, village hall, historic church and Community Primary School, all within walking distance of the property. The village offers good access to the A30 linking into Devon and West Cornwall with Launceston being the nearest town with a wide range of facilities, amenities and schooling. The North Cornish coastline is only 12 miles away where the popular south west coast path can be enjoyed.

Directions

The postcode for the property is PL15 7SJ. What Three Words 'condiment.stopwatch.ladder' will take you to the property. From Launceston take the A30 heading towards Bodmin and take the left hand turning to Altarnun and Five Lanes. Follow the road down, turning right at the roundabout, drive under the flyover and to the 'T' junction and turn left and then immediately right and right again and then take the left hand turn that leads down into the village of Altarnun. Head into the centre of the village and the property can be located on the right hand side.





Dining Room
17'3" x 10'7" (5.26m x 3.25m)

Sitting Room
16'9" x 10'7" max (5.11m x 3.23m max)

Utility Room
11'5" x 8'0" (3.48m x 2.46m)

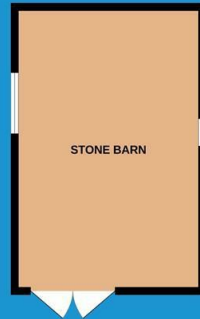
Kitchen/Breakfast Room
16'2" x 11'1" max (4.93m x 3.38m max)

Shower Room
10'7" x 4'3" (3.25m x 1.30m)

Gallery/Drawing Room
23'3" x 11'1" (7.11m x 3.40m)

Bathroom
10'11" x 9'10" (3.35m x 3.00m)

Bedroom 1
11'10" x 11'1" (3.69m x 3.38m)



Bedroom 2
11'1" x 10'11" max (3.38m x 3.35m max)

Bedroom 3
10'0" x 8'2" (3.05m x 2.51m)

Services
Mains Electricity, Water and Drainage.
Oil Fired Central Heating.
Council Tax Band D.

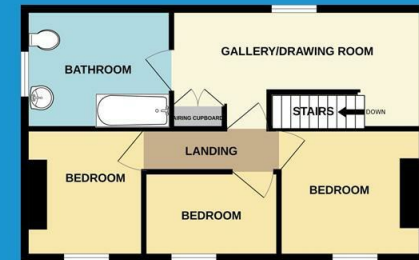
2 Storey detached stone Barn
23'10" x 12'4" (7.28 x 3.78)

The detached stone barn has huge scope (STP) to be converted into a office space to work from home. Alternatively it is perfect for those who require additional storage or a sizable workshop area. The possibilities (STP) are endless! The barn has power and light connected.

Ground Floor



First Floor





Altarnun | Launceston



Town • Country • Coast

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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.