



Church View  
North Hill | Launceston



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An attractive 2 bedroom character cottage featuring a wealth of features alongside a level lawned garden at the rear and great views to the front and rear overlooking the Village Church. The property is grade 2 listed and features spacious accommodation with 2 double bedrooms and also offers a feature stone fireplace with inset multi-fuel burner and an open-plan kitchen and dining room.

The accommodation includes a hallway with stairs to the first floor and a door into the living room with feature fireplace and understairs storage cupboard and a door into open-plan kitchen and dining room which allows room for a dining table. From here there is a back door into the utility room where there is space for appliances and a side door into the garden. There is also a downstairs cloakroom and WC, ideal for days in the garden.

On the first floor there are 2 spacious bedrooms, with the front bedroom overlooking the Church and the back bedroom overlooking the garden alongside the bathroom. The property has LPG bottled gas central heating and replacement multi-pane sash double glazed windows. There is a spacious lawned garden at the rear and a range of shrubbery with a patio immediately to the rear and a gravelled pathway at the side. There is a right of way across the back of the property for a neighbouring cottage.



### Situation

North Hill is a picturesque village in North Cornwall and features a popular "The Old School inn" and a popular village hall plus a wealth of beautiful rural walks especially in and around the Trebartha Estate. North Hill is relatively equidistant from the two thriving market towns of Launceston and Liskeard, both of which offer a wide range of amenities including a Train Station at Liskeard and both offering a range of schools, supermarkets and individual shops. Launceston also offers great access to the A30 and links into West Cornwall alongside the City of Exeter.

### Directions

The postcode for the property is PL15 7PQ. What Three Words is 'sped.rush.producing' and this will take you directly to the property. From Launceston, proceed out of town via Pennigillam roundabout and take the turning for South Petherwin. Follow the road through Daws House and South Petherwin and keep going until the staggered crossroads and continue straight on. Follow this road, looking out for a right hand turning to North Hill and follow the road through the village passing the Village Public House. Continue though the village bearing right where the property will be seen on you

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## Hallway

## Living Room

13'5" narrowing to 11'6" x 12'5" (4.09m narrowing to 3.53m x 3.79m)

## Kitchen / Dining Room

15'11" x 10'7" (4.87m x 3.25m)

## Utility Room

6'2" x 5'10" (1.89m x 1.79m)

## Cloakroom / WC

5'10" x 2'11" (1.79m x 0.89m)

## Bedroom 1

12'4" x 14'2" narrowing to 12'6" (3.76m x 4.32m narrowing to 3.82m)

## Bedroom 2

10'9" x 10'7" (3.30m x 3.25m)

## Bathroom

7'9" x 4'5" (2.38m x 1.36m)

## Services

Mains Electricity, Water & Drainage.  
Council Tax Band B.

Ground Floor



First Floor



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