





Welcome to this charming 3 bedroom character cottage located in a picturesque and tranquil rural setting, perfect for those seeking a peaceful retreat featuring beautiful established gardens & wonderful country views.

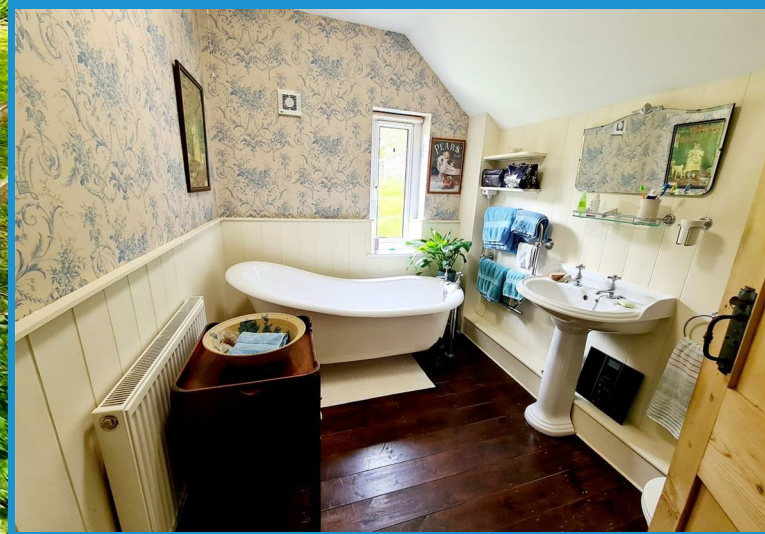
As you approach the property via a shared country lane, you are greeted by wonderful views of the surrounding countryside, creating a sense of serenity and calm. The cottage itself exudes charm & character, with its traditional features adding to its unique appeal blending with modern well presented accommodation.

The accommodation includes an entrance porch with a door into the open-plan living space where there is a wood-burner and ample space for furniture alongside a dining area. From here, there are stairs to the first floor and a door through to the kitchen and breakfast room which is a well presented dual aspect room with space for a dining table. A door leads through to a rear hallway where there is a cupboard with the central heating boiler, back door & shower room with toilet.

On the first floor there are 3 spacious double bedrooms taking full advantage of the wonderful country views alongside a walk-in airing cupboard & a spacious bathroom which features a Claw Foot bath.

One of the highlights of this property is its glorious gardens, providing the perfect space to relax & unwind in the fresh country air. Whether you enjoy gardening or simply appreciate the beauty of nature, these gardens are sure to impress. In addition, the property offers off-road parking alongside a garage/workshop.

The gardens stretch to both sides of the property & are predominately laid to lawn with a wide range of mature plants, veg, shrubbery & ornamental trees, a patio area ideal for a table & chairs to the front enjoying the country outlook, plus 2 sheds one with electric & lighting, outside tap & electrical sockets. There is a parking pull in at the side of the property with a further hard-standing to the other side next to the stone garage and workshop.

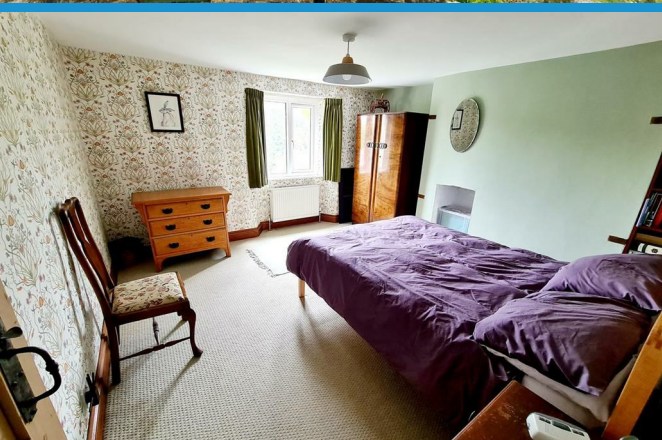


- Charming 3 Bedroom Character Cottage
- Picturesque Rural Setting
- Countryside Views
- Ample Off-Road Parking
- Modern Accomodation
- Impressive Gardens

Situation

Egloskerry is the nearest village where there is a primary school, Parish church and village hall and is located approximately 4 miles North West 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 Tam̄ar, which constitutes almost the entire border between the Cornish peninsular 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. Launceston Town 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 regarded 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. The Cornish name is Lannstefan and Lannstefan is Cornish for Church of St Stephen.





Entrance Porch
7'1" x 5'11" (2.16m x 1.81m)

Open Plan Living & Dining Room
22'10" narrowing to 14'4" x 19'6" narrowing to 12' (6.98m narrowing to 4.37m x 5.95m narrowing to 3.82)

Kitchen/Breakfast Room
16'2" narrowing to 13'7" x 13'2" (4.93m narrowing to 4.16m x 4.03m)

Rear Hallway
Including Boiler Cupboard

Shower Room & Toilet
5'10" x 5'2" (1.80m x 1.59m)

Larder/Store Room
9'1" x 5'11" (2.79m x 1.81m)

First Floor Landing

Bedroom 1
17'1" narrowing to 15'6" x 12'0" (5.23m narrowing to 4.73m x 3.68m)
Including Cupboards

Bedroom 2
12'2" narrowing to 11'2" x 12'4" (3.71m narrowing to 3.41m x 3.77m)

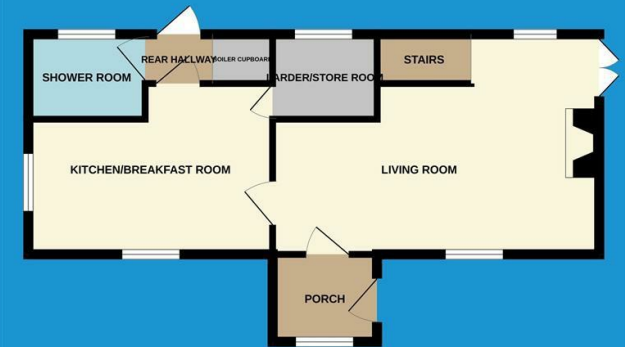
Walk-in Airing Cupboard in the Landing

Bedroom 3
13'7" x 11'8" (4.16m x 3.58m)

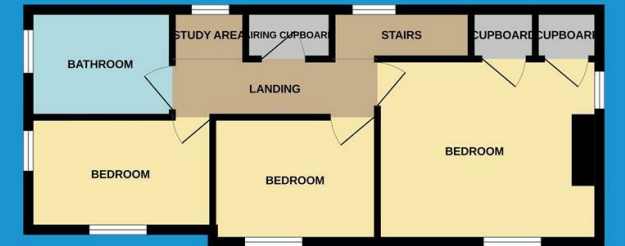
Bathroom
9'3" x 7'1" (2.83m x 2.17m)

Services
Mains Electricity.
Private Gas, Water and Drainage.
Private Gas Central Heating.
Council Tax Band E.

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.