



Town • Country • Coast

Trebullett | Launceston





A well presented 3 bedroom detached stone & cob cottage set in a peaceful village location with a generous established garden's with a wealth of variety and seasonal colour. The cottage itself offers a wealth of character features and externally there is off-road parking and a garage alongside numerous outbuildings.

The property has accommodation including an entrance hallway with space for taking off shoes and hanging coats, which naturally leads into the dining room which is in turn open to the kitchen. From here, there is a door into the living room which has a feature fireplace and log burner and a lovely view into the garden. There is also a spacious additional reception room which is over 8 metres in length and offers great versatility and flexibility as an additional sitting room or a home office, gym or hobbies room.

On the first floor there are three spacious bedrooms with the back bedrooms enjoying a lovely view over the rear garden alongside the family bathroom which features a bath and a shower. The driveway is at the side of the property with provision for numerous vehicles. The garage has been partitioned to provide a store room, hobbies room and a gardeners WC alongside a log store.

The garden is a great feature of the property and is mainly laid to lawn with a range of plants, shrubbery and trees throughout the garden. There are summerhouses, a greenhouse and a potting shed with one of the summerhouses being an ideal works/hobbies room.

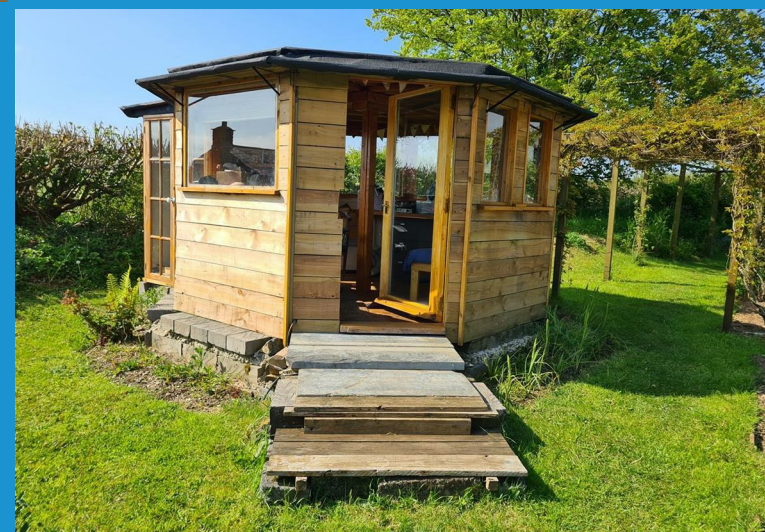


- Detached period Cottage (not listed)
- 3 bedroom
- 2 formal reception rooms

- Plenty of off-road parking
- Numerous Outbuildings.
- Generous established gardens

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 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. Some people pronounce Launceston as it is spelt whereas some pronounce it as 'Lanson'. The Cornish name is Lannstefan. Lannstefan is Cornish for Church of St Stephen.





Hallway
10'2" x 6'8" (3.11m x 2.05m)

Dining Room
10'9" x 6'7" (3.29m x 2.02m)

Kitchen
23'3" x 7'0" narrowing to 4'4" (7.09m x 2.15m narrowing to 1.33m)

Living Room
20'8" x 12'9" (6.32m x 3.90m)

Sitting Room/ Study
28'3" x 10'6" (8.62m x 3.21m)

External Utility Room
5'1" x 4'4" (1.57m x 1.34m)

Log Store and Store Room

First Floor

Bedroom 1
10'3" x 10'3" (3.14m x 3.13m)

Bedroom 2
7'4" x 7'4" plus wardrobes (2.24m x 2.24m plus wardrobes)

Bedroom 3
12'10" x 10'4" (3.93m x 3.16m)

Bathroom
10'9" narrowing to 6'0" x 7'8" (3.29m narrowing to 1.83m x 2.34m)

Unit / Garage

Garden WC
5'11" x 5'8" (1.81m x 1.75m)

Store Room/External Hobbies Room
10'9" x 9'8" (3.28m x 2.95m)

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

Agent Notes -
Please note all measurements are approximate as the rooms are an irregular shape.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		59	
(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.