

Tastefully refurbished throughout, is this period (not listed) detached cottage with three double bedrooms and two bathrooms. The ground floor has many period features and comprises of three reception rooms and a stunning kitchen/dining room. The mature gardens are to 3 sides of the property, boasting a large size and perfectly landscaped.

You step into a useful porch with the original front door ahead, opening into the dual aspect sitting room with a fireplace housing a multi fuel burner. Next to the sitting room is a separate snug overlooking the front garden. The kitchen/dining room is a side aspect with a range of fitted base and eye-level units together with integrated appliances and double butler sink. Adjoining the kitchen is a modern utility room with a door out of the garden and boiler room. Also conveniently situated on the ground floor is a well presented shower room with double walk-in shower enclosure. To finish off the ground floor, there is a large double glazed conservatory which is another reception room to retreat to.

On the first floor are three double bedrooms and family bathroom. The master bedroom is dual aspect with plenty of space for bedroom furniture. All the bedrooms enjoy views over the surrounding gardens. The family bathroom has been recently fitted with a matching suite including standalone slipper bath.

Gardens surround the property to 3 sides and have been lovingly landscaped to include various well-stocked flower borders creating colour and interest all year round. To one side of the cottage is a solid wood framed pergola with an adjoining patio ideal for alfresco dining. Lawns meander throughout the gardens. The higher elevation of the cottage is a large area of lawn enclosed by mature hedges perfect for children and pets. The cottage is accessed from a private lane where a parking area for up to three cars is also located. Finally, the cottage offers a useful single garage and further large stone built log store.



- Stunning detached period Cottage (Not listed)
- 3 double bedrooms and 2 bathrooms
- Refurbished throughout

- Cottage style kitchen & dining room
- 2 formal reception rooms

- Double glazed conservatory overlooking the garden
- Large & beautifully landscaped gardens to 3 sides.
- Garage, parking and stone shed.

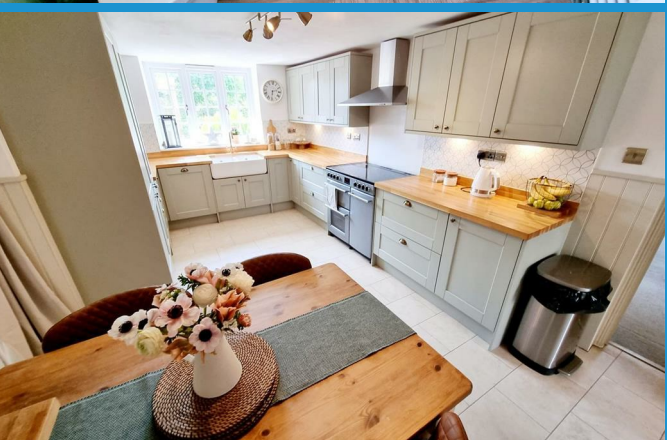
### Situation

The village of Tregadillett lies approximately three miles to the West of Launceston and boasts a range of amenities including a Public House/Restaurant, Primary School and a Place of Worship. The ancient former market town of Launceston offers a range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road giving access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction.

### Directions

The postcode for the property is PL15 7EX. What Three Words 'general.escaping.warp' will take you to the property. From Launceston, take the A30 Bodmin road, and take the first exit for Tregadillett; head down to the mini roundabout and bear right heading under the A30; follow the road until you reach the village of Tregadillett. Take the right-hand turning just past 'The Eliot Arms', follow the road until it adjoins Prouts Way, Turn right passing Compass West where you turn right up a private road and the cottage will be seen on your right.





**Entrance Porch**  
5'9" x 6'5" (1.77m x 1.96m)

**Sitting Room**  
13'1" x 12'5" (3.99m x 3.81m)

**Snug**  
10'11" x 9'9" (3.33m x 2.99m)

**Kitchen/Breakfast Room**  
17'5" x 9'11" (5.33m x 3.03m)

**Utility Room**  
11'8" x 5'8" (3.56m x 1.73m)

**Conservatory**  
15'11" x 8'1" (4.86m x 2.47m)

**Shower Room**  
5'9" x 6'1" (1.77m x 1.86m)

**First Floor**

**Bedroom 1**  
14'0" x 12'10" (4.29m x 3.93m)

**Bedroom 2**  
10'10" x 10'9" (3.32m x 3.28m)

**Bedroom 3**  
10'9" x 9'0" (3.29m x 2.75m)

**Bathroom**  
7'8" x 5'9" (2.34m x 1.76m)

**Services**

Mains Electricity, Water and Drainage.

Oil Fired Central Heating

Multi-Fuel Fire.

Council Tax Band D

**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>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	46	
(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	



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01566 706706 • [sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)

[www.viewproperty.org.uk](http://www.viewproperty.org.uk)

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