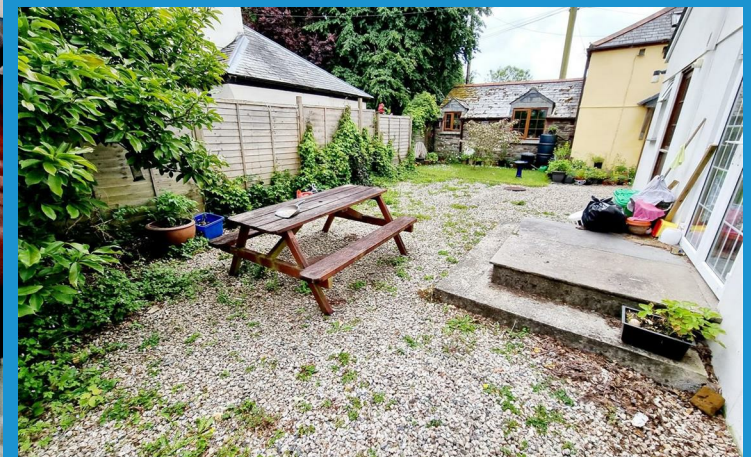




Stourscombe | Lauceston



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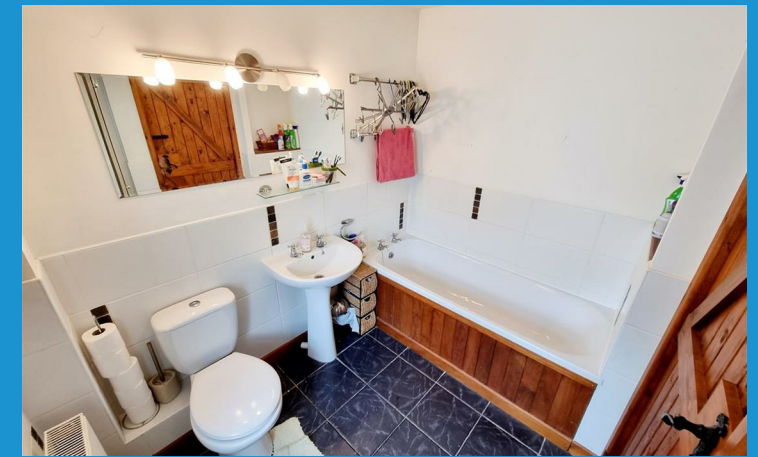


Located in a convenient position is this end of terrace cottage style home offering 3 double bedrooms and 2 bathrooms. The ground floor offers a large open plan kitchen/dining/sitting room with access out to the rear garden. The property is being offered with no forward chain.

From a covered porch you step into a generous dual aspect open plan kitchen & reception room. The sitting area is centered around a multi fuel wood burner perfect for those winter evenings. The kitchen has a large range of eye and base level units. The dining area is in front of French doors opening out into the rear garden. Adjoining the kitchen is a useful utility room with space and plumbing for a washing machine. Off the utility room is a front aspect ground floor double bedroom plus a separate shower room.

On the first floor are 2 further double bedrooms and a family bathroom. Both bedrooms are front aspect with the added benefit of built in wardrobes. The family bathroom has a matching 4 piece suite including a separate shower enclosure.

Adjoining the rear of the property is a level garden which has been landscaped with low maintenance gardening in mind. There is tremendous scope to create a garden to a purchaser's own design and style. To the lower side of the terrace an allocated off road parking space. The property also features property owned solar panels creating a useful income!



Situation

The property is situated in a peaceful country lane position in the semi-rural location of Stourcombe within a level walk of amenities and country lanes. Stourcombe adjoins Launceston which is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall 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 alongside Plymouth and Exeter. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food Hall and Costa 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.

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Kitchen / Dining Room / Sitting Room
 19'7" x 19'5" extending to 22'0" (5.98m x 5.94m extending to 6.71m)

Bedroom 1
 9'8" x 11'4" (2.95m x 3.46m)

Shower Room
 7'8" x 4'0" (2.35m x 1.22m)

Utility Room
 7'9" x 4'11" (2.37m x 1.50m)

First Floor

Bedroom 2
 12'5" x 9'7" (3.80m x 2.93m)

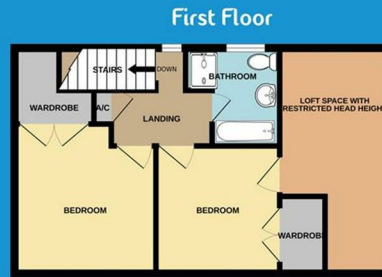
Bedroom 3
 11'2" x 9'7" (3.42m x 2.93m)

Bathroom
 7'9" x 5'10" (2.38m x 1.80m)

Services
 Mains
 Council Tax Band C

Agent note
 The field opposite the property is subject to a pending planning application for housing. For further information please visit the Cornwall Council's planning portal using reference number E1/2003/0169.

There is currently no physical boundary between the gardens of Owl Cottage & The Coach House.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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