

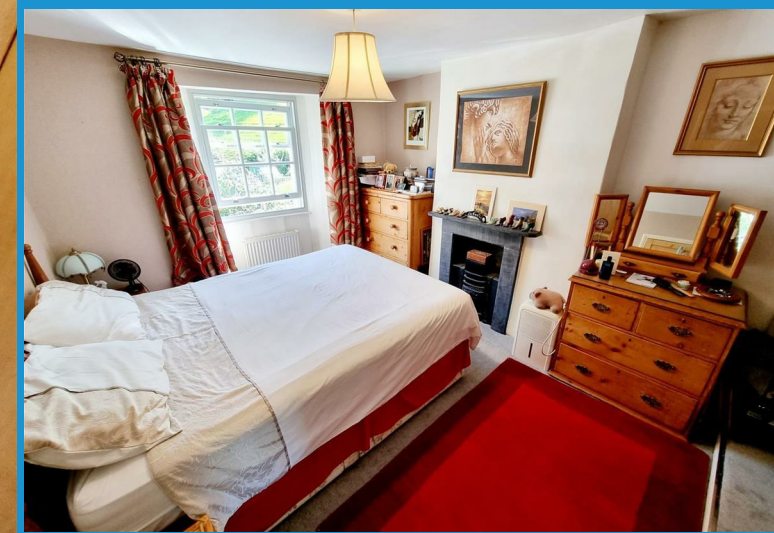
Vastly improved by our vendor during their ownership is this detached family home with character. Located in a quiet position overlooking open countryside yet within walking distance of Launceston Town Centre. The property has 3 double bedrooms (1 en-suite) and 2 separate reception rooms. The walled garden has been landscaped offering a lovely retreat.

You enter the property into a glazed porch with a wooden door opening into the hallway with an original flag stone floor and polished wooden staircase. The sitting room is front aspect with a multi fuel wood burner to one side and a view towards fields. Overlooking the covered patio is a separate dining room with a fireplace (not in use). Our vendors replaced the kitchen with a range of modern solid light Oak, eye and base level units together with NEFF appliances. The kitchen enjoys fantastic views over the garden. A further door opens into the ground floor WC.

On the first floor are 3 double bedrooms and a family bathroom. The master bedroom is dual aspect enjoying a fantastic view of the garden and nearby open countryside. Plus an en-suite shower room. The remaining bedrooms both enjoy front aspect views towards nearby fields and share a refitted family bathroom with a matching suite and separate shower enclosure.

Our vendor has spent many an hours landscaping the generous walled garden stocking it with a variety of shrubs and plants. To one side is a bespoke summerhouse which can be used all year round. There are several seating areas to enjoy both the sun and shade. The garden offers privacy and shelter and is ideal both those which have green fingers. A door from the garden opens into a stone built workshop with a parking space in front.

The cottage has high ceilings for a character property and most rooms enjoy a view of fields, the Castle or of nearby St. Stephens. The property has been extremely well maintained from top to bottom and has modern conveniences such as mains gas central heating.



- Charming Detached family home

- 3 Double Bedrooms (1 en-suite)

- Sitting Room with a Multi Fuel Wood Burner

- Separate Dining Room

- Refitted Kitchen with integral appliances

- Modern First Floor Bathroom

- Meticulously Landscaped Private Walled Garden

- Convenient for the Town Centre and Open Countryside

- Newly replaced combi boiler

- Useful Stone Workshop

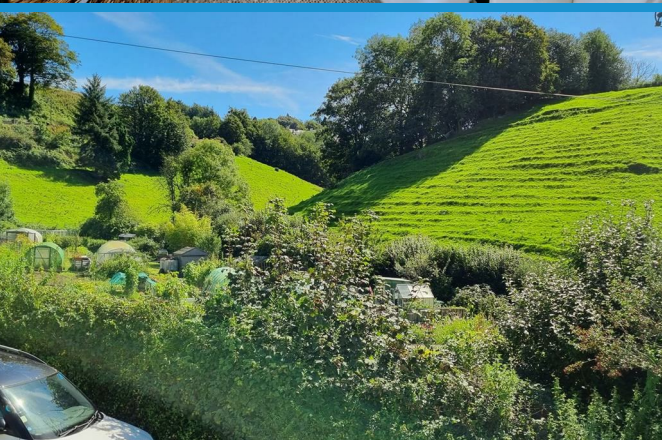
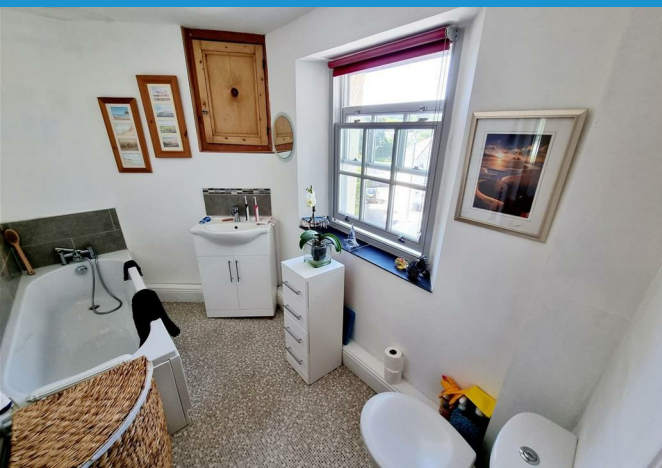
Situation

Lauñceston is an ancient town steeped in History with the imposing Lauñceston castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Lauñceston is centred one mile 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 Lauñceston connecting to the rest of Cornwall with great access to the beautiful Coastline alongside the City's of Plymouth and Exeter in the other direction. 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 and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode for the property is PL15 8JB. What Three Words 'message.sweetly.snooping' will take you to the property. From the town centre, proceed down St Thomas Road and take the first left hand turning into Wooda lane where the property will be seen on your right hand side BEFORE the turning into Priory Park Road.





Entrance Porch

Hallway

Sitting Room

12'11" max x 11'5" (3.94m max x 3.48m)

Dining Room

13'1" max x 8'2" (3.99m max x 2.49m)

Kitchen

17'7" x 8'5" max (5.36m x 2.59m max)

W/C

First Floor Landing

Bedroom 1

11'6" x 10'9" (3.53m x 3.28m)

En-Suite

Bedroom 2

11'8" x 10'5" max (3.56m x 3.18m max)

Bedroom 3

10'9" x 7'10" max (3.30m x 2.39m max)

Bathroom / W/C

Services

Mains Electricity, Gas, Water and Drainage.

Gas Central Heating.

Council Tax Band B.

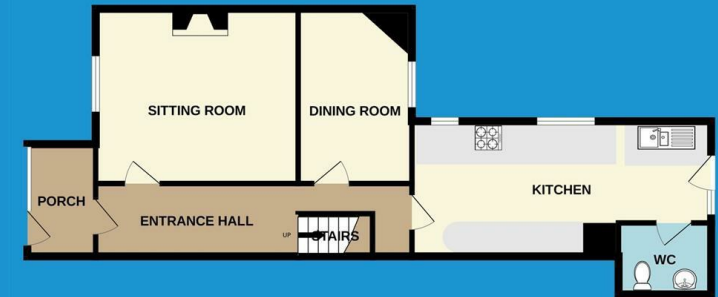
Listed Building Information

Wooda Cottage was listed in 1994 (List Entry Number: 1206127). Its to our vendors understanding that its only the front part of the cottage that's listed. Any repairs to the cottage can be done as long as its done "like for like" and in accordance with any listed building consent if applicable.

First Floor



Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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	



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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.