



South Petherwin | Cornwall



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**\*\* Offered with no forward chain \*\*** Is this charming 2 double bedroom detached cottage. The property offers very well presented accommodation along with a patio courtyard adjoining ample off road parking.

You step into a hallway with a staircase to the first floor and doors to the kitchen/dining room and sitting room. The kitchen/dining room is dual aspect with a range of eye and base level units leaving space for white goods. In front of the window is ample space for a family dining table. To one side of the room is a useful understairs storage area. The sitting room is front aspect and is centered around a fireplace housing a multi fuel wood burner perfect for winter evenings.

On the first floor are 2 double bedroom and a family bathroom. The master bedroom is dual aspect and enjoy a view towards to parish Church. The bedroom is a great size with ample space for freestanding bedroom furniture. Bedroom 2 is front aspect and is also another double bedroom. The family bathroom has a matching 3 piece suite including a shower over the bath.

In front of the property is a large expanse of brick paving offering good off road parking for several vehicles. To the rear of the driveway is an area which our vendor have created a patio style area with a log store and garden shed. This area could be further developed by removing some of the brick paving and designing a small garden to a purchasers own design and style whilst still retaining ample off road parking.



### Situation

South Petherwin is a sought after village with a popular local public house 'The Frog & Bucket', both a preschool and primary school & a weekly pop-up postal service. Nearby 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, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarding primary and secondary schooling.

### Directions

From Launceston, head towards Pennygillam roundabout and continue straight over following the B3254 to Daws House and South Petherwin. Follow the road into the village of South Petherwin, where the property can be found on the left and side past a sharp left bend.

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



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## Entrance Hallway

**Kitchen / Dining Room**  
12'2" x 9'11" (3.72m x 3.03m)

**Sitting Room**  
12'0" x 12'0" (3.68m x 3.66m)

## First Floor Landing

**Bedroom 1**  
12'5" x 10'11" max (3.80m x 3.34m max)

**Bedroom 2**  
12'2" max x 9'11" (3.73m max x 3.04m)

**Bathroom**  
7'9" x 5'8" (2.38m x 1.73m)

**Driveway**  
28'2" x 21'10" (8.61m x 6.68m)

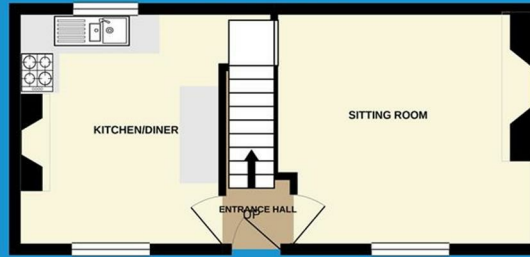
## Services

Mains Electricity, Water and Drainage.

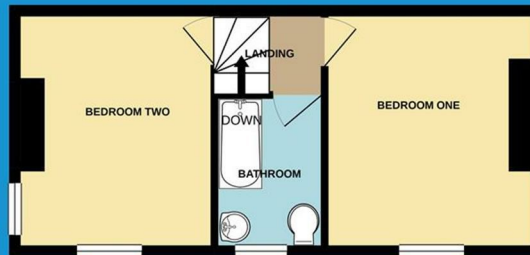
Electric Heating

Council Tax Band B

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		16	
(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.

01566 706706 | sales@viewproperty.org.uk



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