





Features

- Detached Character Cottage
- Grade II Listed
- 4 Bedrooms (1 En-suite)
- 3 Reception Rooms
- Garage & Outbuildings
- Rural Hamlet Location

Charming 4 bedroom detached character cottage with gardens at the front and side, driveway parking alongside a garage and former stables situated in a rural setting. This spacious period property features 3 reception rooms and a wealth of character and is grade II listed and has two Granite/stone fireplaces, flagstone slate flooring and beamed ceilings.

The accommodation is deceptively spacious and there is a front porch for access, although many buyers would utilise the entrance at the side which is where the parking for the property is. Here there is a utility room, which leads into a spacious open kitchen with beamed ceilings. A door leads into the dining room which has a Granite stone fireplace, slate flooring and multi-paned sash window to the front with a door into the porch and stairs to the first floor. There is a cosy living room with feature stone fireplace and parquet flooring which is partially open-plan to the family room/study with patio doors to the rear. On the first floor there are the 4 bedrooms and the main bedroom has an en-suite alongside the family bathroom.

Externally the property has gated side access to the driveway where there is off-road parking with an additional driveway access to the other side of the property. There is a garden at the side, laid to lawn with a range of plants and shrubbery. There is a garage alongside attached former stables providing storage with a hardstanding and steps leading up to the rear garden, which has lawned areas and a range of plants, shrubs and trees.



Situation

Located on the flanks of Bodmin Moor, the popular and pretty village of Altarnun won 'Best Kept Village' on numerous occasions. A tributary of the River Inny runs through the village, crossed by a 15th Century pack horse bridge. Public Houses can be found at both Five Lanes, 'The Kings Head' (approx 0.6 miles) and on the edge of Altarnun, 'The Rising Sun' (approx 1 miles). The village also boasts a Post Office/general store and Community Primary School, all within walking distance of the property. The village offers good access to the A30 linking into Devon and West Cornwall with Launceston being the nearest town with a wide range of facilities, amenities and schooling.





Ground Floor

Entrance Porch

Sitting Room 13' 11" x 12' 4"
(4.24m x 3.76m)

Family Room/Study 14' 11" x 10' 1"
(4.54m x 3.07m)

Dining Room 11' 3" x 10' 3" extends to 14' 8"
(3.43m x 3.12m extends to 4.47m)

Kitchen 16' 1" x 9' 3" (4.90m x 2.82m)

Rear Porch 6' 8" x 4' 4" (2.03m x 1.32m)

GROUND FLOOR



First Floor

Bedroom 1 12' 2" x 11' 8"
(3.71m x 3.55m)

En-suite 6' 3" x 5' 7" narrowing to 4' 3" (1.90m x 1.70m narrowing to 1.29m)

Bedroom 2 14' 11" x 6' 10" extends to 10' 1"
(4.54m x 2.08m extends to 3.07m)

Bedroom 3 12' 1" x 10' 3" extends to 13' 3"
(3.68m x 3.12m extends to 4.04m)

Bedroom 4 9' 5" x 6' 3" (2.87m x 1.90m)

Bathroom 9' 3" x 6' 2" (2.82m x 1.88m)
Irregular shape room

1ST FLOOR



Outside

Garage 19' 3" x 8' 10" (5.86m x 2.69m)

Stable 11' 10" x 9' 8" (3.60m x 2.94m)

Stable 2 11' 11" x 11' 10" (3.63m x 3.60m)

Services

Mains Electricity and Water.
Private drainage.
Oil Fired Central Heating.
Council Tax Band C.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagis 2022



The Treacher Cottage

Treween



01566 706706 • sales@viewproperty.org.uk
www.viewproperty.org.uk

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.