



Rose Cottage
Coads Green | Launceston |



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This charming detached stone cottage overlooks open farm land to the front and rear. The cottage has an open plan ground floor with 2 bedrooms and a bathroom on the first floor. The gardens can be found to the side and rear which offer's potential for the cottage to be extended (STP). No forward chain.

You enter the cottage into a porch with direct access into the open plan kitchen, dining room and sitting room. This large space is front aspect with 2 windows allowing plenty of light to fill the room. The kitchen area has a range of base level units with space for a freestanding fridge. The sitting area is centered around the fireplace with a granite lintel and houses a multi fuel wood burner plus an original bread oven. The whole ground floor has character features including exposed stone walls, large slate flagstones and exposed wooden ceiling beams. To one side of this room is a staircase to the first floor with an understairs storage cupboard.

On the first floor are 2 bedrooms and a shower room. Both bedrooms enjoy a front aspect view over nearby farmland. Bedroom 1 is a double room and bedroom 2 is a useful single room. Leading off the landing is a shower room with a matching 3 piece suite.

The cottage is approached over a unmade lane terminating at the side of the property where there is parking for at least 2 vehicles. Our vendor understands Rose Cottage has a right of way over this lane. The gardens can be found mainly to the side and rear of the cottage and adjoin a field offering an pleasant outlook. The garden is majority laid to lawn enclosed by a natural hedge and fence. Adjoining the cottage is a boiler room where the oil fired central heating boiler is located. Subject to planning permission there is tremendous scope to extend the property creating a wonderful family home in a fantastic semi rural location.



Situation

The village of Coads Green lies approximately 7 miles from the town of Launceston and offers village amenities including a County Primary School, Social Centre and Methodist Chapel. Coads Green also offers good access to the towns of Launceston, Liskeard and Callington, which in turn link to the City of Plymouth. The village is of equal distance to both the North & South Coasts, and an ideal spot for exploring Bodmin Moor. 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 it to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond.

Directions

The postcode for the property is PL15 7LZ. What Three Word 'sheds.glades.childcare' will take you directly to the property. From Launceston, exit the town using the B3254. Proceed through the village of South Petherwin and Slipper Hill. At the crossroads at Congdons Shop, turn left signposted Coads Green. As you approach the village, take a left hand turning at the traffic calming one-way system turn right and follow this road for circa 1 miles. You will enter the small hamlet of Penhole where you will see an unmade lane on your left. Follow this lane where the cottage will be seen at

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Porch
 5'9" x 3'9" (1.77m x 1.16m)

Kitchen / Dining Room / Sitting Room
 20'11" max x 11'1" (6.38m max x 3.39m)
 3.39m narrowing to 2.59m

First Floor

Bedroom 1
 11'4" x 9'6" max (3.46m x 2.91m max)

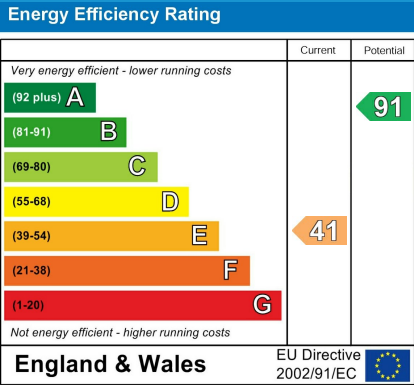
Bedroom 2
 11'2" x 5'1" (3.42m x 1.57m)

Shower Room
 6'6" max x 5'10" (1.99m max x 1.79m)

Boiler Room
 5'11" x 2'11" (1.82m x 0.91m)

Services
 Mains Electric and Water.
 Oil Central Heating
 Private Septic Tank (in the field opposite)
 Council Tax Band B

Agent Note
 Rose Cottage has a right of access over the lane leading to the property.



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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