

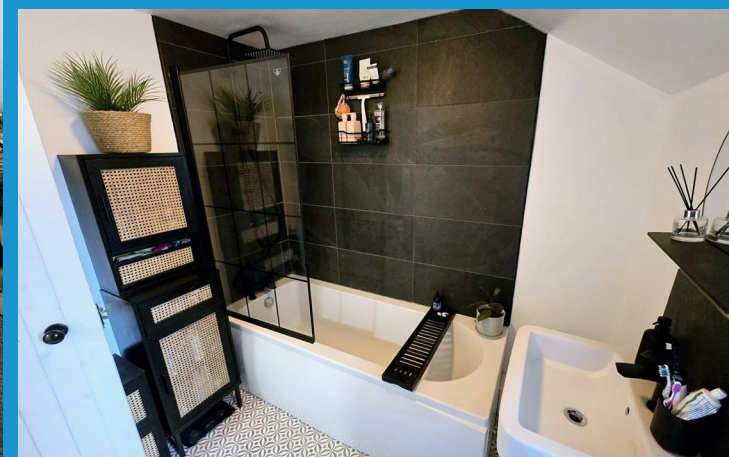
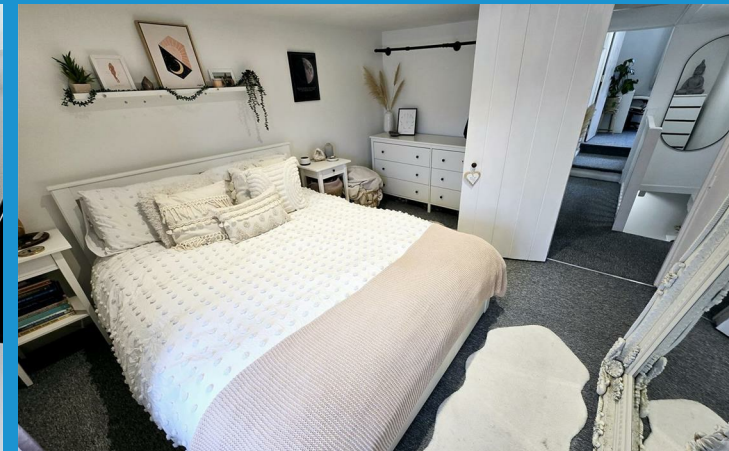


Church Walk

South Petherwin | Launceston | Cornwall



Town • Country • Coast



A beautifully appointed 2 bedroom character cottage situated in a tucked away position in a popular village. The property features a wealth of character including beamed ceilings and a fireplace with a wood burner plus an enclosed courtyard at the rear and allocated parking at the side.

The property features a spacious and impressive open-plan living room and dining room which is a great light and airy reception space. The fireplace and wood burner is towards the front of the room plus a front facing window seat. The wood burner was fitted late 2023. There is a room for a dining table and chairs with stairs rising to the first floor. From here there is a walkway into the kitchen which features a range of stylish modern units with a window at the rear overlooking the courtyard and a back door providing access. The rear courtyard is enclosed via fence and laid to paving with a useful wooden shed.

On the first floor there are two spacious double bedrooms with the main bedroom being a particularly generous and impressive room. There is a newly fitted bathroom with a white suite including a shower over the bath and stylish black tiling.

The property is offered for sale with no onward chain and has electric heating alongside the wood burner. The vendor has made us aware that there is an area allocated for parking which can be found to the left of the end terrace, the parking is in tandem alongside the left hand side fence.



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. There is also a footpath and woods to one side of the village Church which is perfect for dog walks.

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

The postcode to the property is PL15 7JZ. What Three Words 'darker.nutty.nail' will take you directly to the property. 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, Pass the buss shelter bearing right. Follow this road for a short distance and the property is located on your right up a private lane next to the entrance to the church.

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Open Plan Living Room / Dining Room
 19'10" x 11'0" (6.07m x 3.37m)
 3.37m narrows to 2.85m

Kitchen
 13'0" x 7'1" (3.98m x 2.16m)

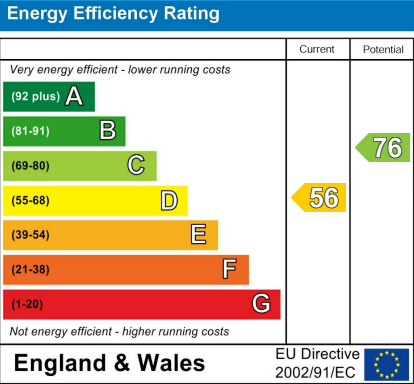
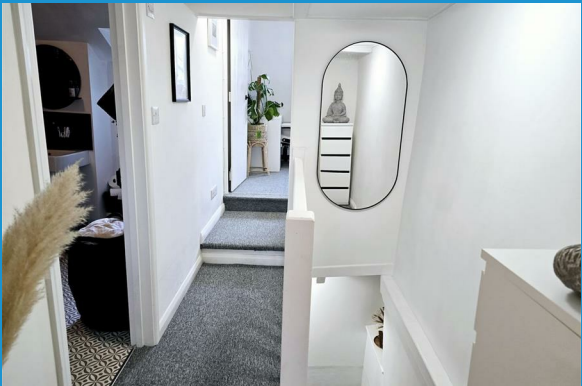
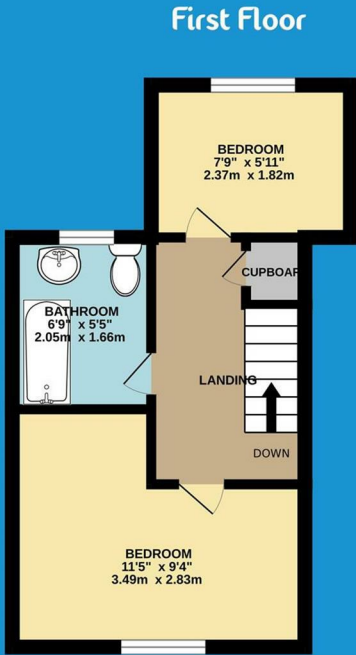
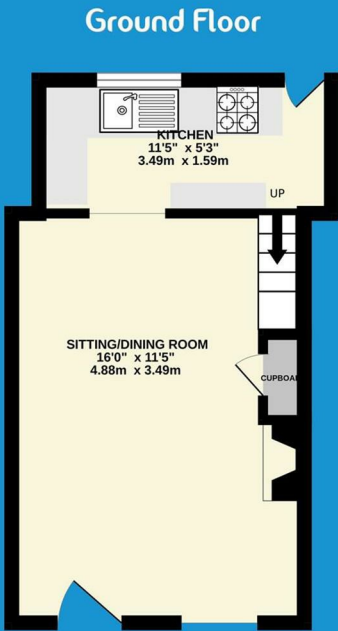
First Floor

Bedroom 1
 11'5" x 12'5" (3.50m x 3.80m)
 3.50m narrows to 3.13m

Bathroom
 7'2" x 6'4" (2.20m x 1.95m)
 2.20m extends to 2.51m

Bedroom 2
 9'9" x 7'10" (2.98m x 2.40m)

Services
 Mains Electricity, Water and Gas
 Council Tax Band B



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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