



**2 Canns Cottage, North Petherwin,  
Launceston, Cornwall, PL15 8LW**

Guide Price £275,000 Freehold





## A most enchanting semi-detached listed cottage set in a peaceful yet accessible village with large gardens and country views

- No Onward Chain
- 2 Reception Rooms
  - 3 Bedrooms
  - Shower Room
  - Large Gardens
- Off Road Parking
- Lapsed Outline Planning for Dwelling
  - EPC F & Council Tax B

**SITUATION** Located in the pretty village of North Petherwin, which has a primary school, church, village hall and popular woodland walk and café. The town of Launceston is 6 miles distant and offers a range of shops, supermarkets, doctors, dentists and veterinary surgeries together with further educational facilities and testing 18-hole golf courses nearby.

At Launceston there is access to the A30 trunk road which links the Cathedral Cities of Truro and Exeter. At Exeter there is access to the mainline railway station serving London Paddington, M5 motorway network and an International Airport.

The North Coast is approximately 14 miles away with its sandy beaches and coastal walks.

**DESCRIPTION** A charming Grade II listed cottage, believed to date from the 15th Century, which has been the cherished home of the current vendors



for the last 27 years. Although it would benefit from some investment, it retains considerable charm and style associated with the period. The property is of stone and cob construction with a thatched and part slate roof. The front of the property was rethatched April 2024 and the rear of the property in 2017.

The accommodation is clearly illustrated on the floorplan and comprises: entrance porch opening into entrance hallway with slate floors, understairs storage cupboard and doors into both reception rooms. The lounge has a window with bench seat to the front aspect, inglenook fireplace with slate hearth and cloam oven, slate floor, door to staircase and door into the shower room comprising of walk-in shower cubicle, wash hand basin, low flush WC, linen cupboard and towel rail.

The dining room, which is dual aspect, has a recessed fireplace housing a woodburning stove on



slate hearth and door into galley style kitchen with windows to rear aspect, range of base units with wooden worktops over, inset Belfast sink, appliance space for fridge and electric cooker. Door into the utility room/back porch with base level sink unit, space and plumbing for washing machine.

To the first floor landing there is an attractive stained glass window to the rear and three bedrooms, each having exposed floorboards, exposed A frame timbers and windows to the front aspect.

**Please note the property has low ceilings maximum height 5'10".**

**OUTSIDE** To the front of the property is a most attractive gravelled and walled garden with a variety

of raised beds with shrubs and roses. The gardens are mainly to the rear of the property being laid to lawn with well defined hedge and fence boundaries. There are a variety of mature shrubs, fruit trees and specimen plants. Detached storage shed, vegetable gardens and a five bar gate which opens onto the track leading to the parish road.

The property in all extends to 0.228 acres or thereabouts.

**AGENT'S NOTE** There was outline planning permission, which has recently expired, on a proportion of the garden for a detached dwelling on application number PA19/04063.

**SERVICES** Mains water, drainage and electricity. Council tax band B. Full EPC document available on

request. Broadband connected (standard). Mobile phone coverage: Visit Ofcom website. Please note the agents have not inspected or tested these services.

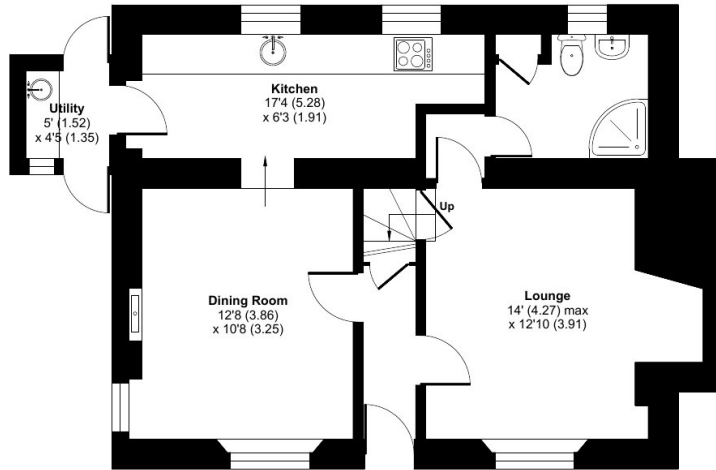
**VIEWINGS** Strictly by prior Appointment through David J Robinson Estate Agents and Auctioneers.

**DIRECTIONS** From Launceston, follow the signs for the B3254 towards Bude and at the top of St Stephens, opposite the church, turn left towards Egloskerry. Before entering Egloskerry, take the right signposted to North Petherwin. Proceed along this road for approximately 2 miles, over Waterloo Bridge, into the village of North Petherwin and the property will be seen on the right hand side.

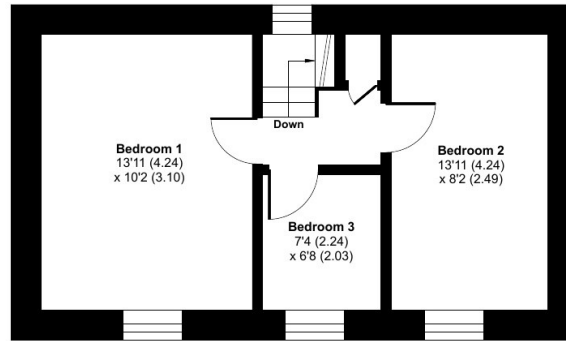
Sat Nav : PL15 8LW  
What3Words:///splendid.contemperate.replying

Approximate Area = 934 sq ft / 86.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 992613

For more information or to arrange a viewing, please contact us:

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