



**The Holt, 2 Wooda Lane,
Launceston, Cornwall, PL15 8JB**

Guide Price £272,000 Freehold



DAVID J ROBINSON
ESTATE AGENTS & AUCTIONEERS



A fascinating opportunity to purchase a period cottage on the edge of town with rural views and undoubted potential

- 3 Bedrooms
 - Kitchen
 - Lounge
- Study/Bedroom 4
- Delightful Gardens
- Range of Outbuildings
- Garage & Off Road Parking
- EPC Band F & Council Tax C

SITUATION Set on the edge of the historic town of Launceston yet enjoying views over surrounding farmland.

Launceston has a wide variety of amenities including supermarkets, doctors, dentists and veterinary surgeries, 2 testing 18-hole golf courses and access to the A30 which connects the Cathedral cities of Truro and Exeter. The City Port of Plymouth is 20 miles to the south.

DESCRIPTION Believed to be built in the late 1800s and formerly the headmaster's cottage for the local school house, this property is on the open market for the first time in over 50 years. The cherished family home provides a unique opportunity on the edge of Launceston town, whilst enjoying rural views.

The accommodation is illustrated on the floorplan and briefly comprises: entrance porch with plant shelf and door into entrance hall with stairs to first floor. Study/ bedroom 4 with gas fire set in stone hearth. Lounge with gas fire and back boiler, sliding door into deep storage area/dairy with slate floors. Contemporary kitchen with views over garden to farmland beyond. There is a range of base and wall mounted units with inset stainless steel sink, space for cooker and space for further appliance. Door to rear vestibule with cloakroom and rear porch.

From entrance hall, stairs to first floor landing with trifurcating staircase leading to 3 separate bedrooms and family bathroom with bath, separate shower cubicle, wash hand basin, WC and built-in cupboard.



OUTSIDE Accessed from the parish road is a driveway leading to the detached garage 5.56m x 3.05m (18'3" x 10'). There are a range of outbuildings to include two greenhouses 7.32m x 3.12m (24' x 10'3") and 4.70m x 2.95m (15'5" x 9'8"), former dog kennels and workshop with adjoining tool store.

The gardens are level and laid mainly to lawn with a range of productive flower beds, patio terrace and above ground ornamental fish pond. There is a detached summer house 3.25m x 2.64m (10'8" x 8'8") with a paved patio and pergola above, ideal for al fresco dining.

SERVICES Mains water, drainage and electricity. The current heating system is inoperable and will need replacing. Double glazing throughout. Council Tax Band: C. Full EPC document available on request. Broadband connected. Mobile phone coverage: Visit Ofcom website.

Please note the agents have not inspected or tested these services.

AGENT'S NOTE We are informed that there is lapsed planning for a separate plot to be created at the end of the garden.

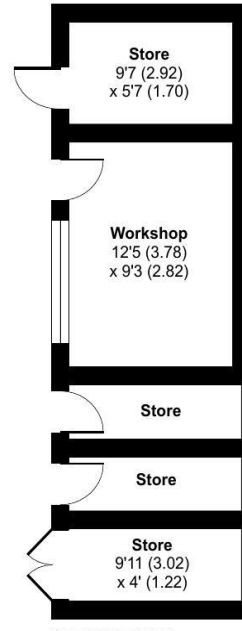
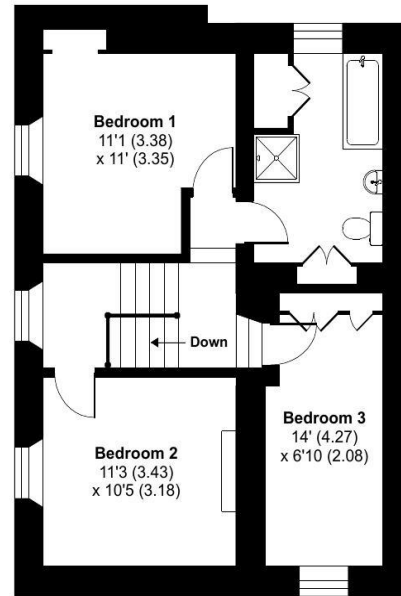
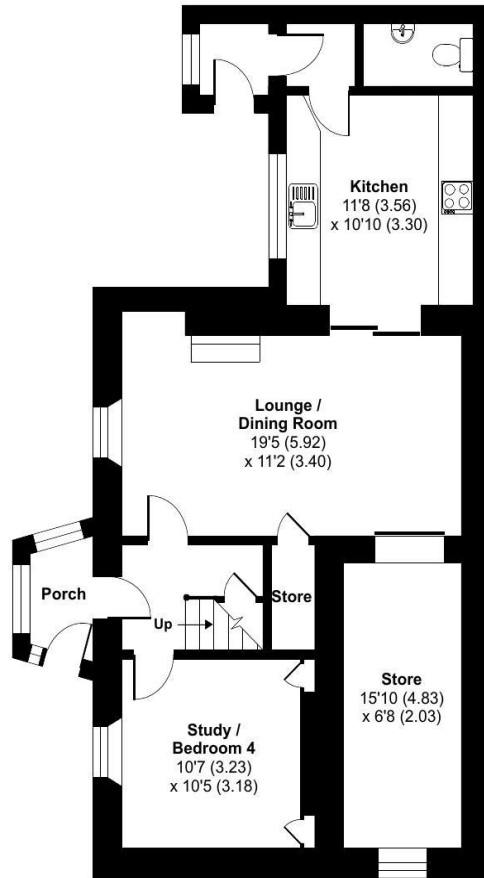
VIEWING Strictly by prior appointment through David J Robinson Estate Agents & Auctioneers.

DIRECTIONS From the Town Centre proceed down St Thomas Road (passing the Castle on the right). At the former school house (The Waste Co) on your left, turn into Wooda Lane and after 50 yards the property will be found on the right hand side.

Sat Nav: PL15 8JB

What3Words: ///boat.worldwide.sprint

Approximate Area = 1371 sq ft / 127.3 sq m
Outbuilding = 312 sq ft / 28.9 sq m
Total = 1683 sq ft / 156.3 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 924784

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

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



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