



**2 Barton Mews, North Petherwin,
Launceston, Cornwall, PL15 8LR**

Guide Price £279,950 Freehold



DAVID J ROBINSON
ESTATE AGENTS & AUCTIONEERS



A most appealing, stone faced cottage in a tucked away village setting

- 3 Bedrooms
- Bathroom
- Kitchen/Breakfast Room
 - Lounge
 - Gardens
- Mains Gas Central Heating
 - Off Road Parking
 - EPC D & Council Tax B

SITUATION Set in a small complex of converted barns and cottages in the heart of the popular village of North Petherwin. The village has a primary school, church, village hall, woodland walks and cafe.

The town of Launceston is 6 miles distant and offers a range of shops, supermarkets, doctors, dentists and veterinary surgeries, together with educational facilities and 2 testing 18-hole golf courses nearby.

At Launceston there is access to the A30 which links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.

The North Cornish coast is accessible at either Crackington Haven or Bude with sandy beaches and coastal walks.

DESCRIPTION A most comfortable, mid-terrace cottage of modern construction with attractive stone facing and a slate roof which has been the cherished home of the vendor for the last 5 years.

The following accommodation is illustrated on the floorplan and briefly comprises: door into entrance hall with attractive slate floor, stairs rising to first floor, under stair storage cupboard and door into the lounge.

The double aspect lounge has a window to the front, mains gas fired coal effect fireplace and patio doors to the rear decked patio garden, ideal for al fresco dining.

From the hall, a door leads into the L-shaped kitchen/breakfast room with slate tiled floor, a range of base and wall mounted units with tiled splashbacks, inset sink, integrated electric oven and hob with extractor fan oven, space and



plumbing for washing machine and dishwasher and space for fridge/freezer.

Upstairs there is a landing with window to rear aspect and doors to the three bedrooms and bathroom comprising of bath with shower over, wash hand basin with cupboard under and WC.

OUTSIDE Accessed from the allocated parking area by a communal pathway to the enclosed front garden which is laid mainly to lawn with a path to the front door. To the rear is a decked patio terrace.

In addition, there is a pleasant off-lying garden area about 20 yards from the property with well-defined hedge and fence boundaries and a useful timber shed.

SERVICE Mains electricity, mains water supply and mains gas. Shared private drainage system. Full EPC available on request. Council tax band B.

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

AGENT'S NOTE North Petherwin Barton Management Ltd. maintain the communal grounds, tarmac driveway, parking area, private sewerage system and organisation of the water bill payment. The current charge is £40.80 per calendar month.

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

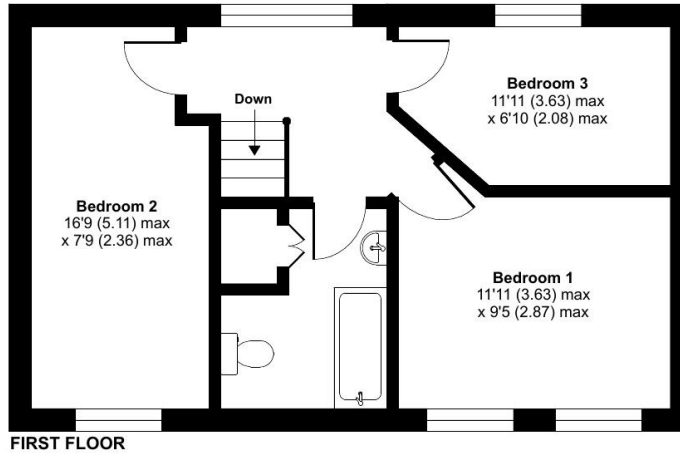
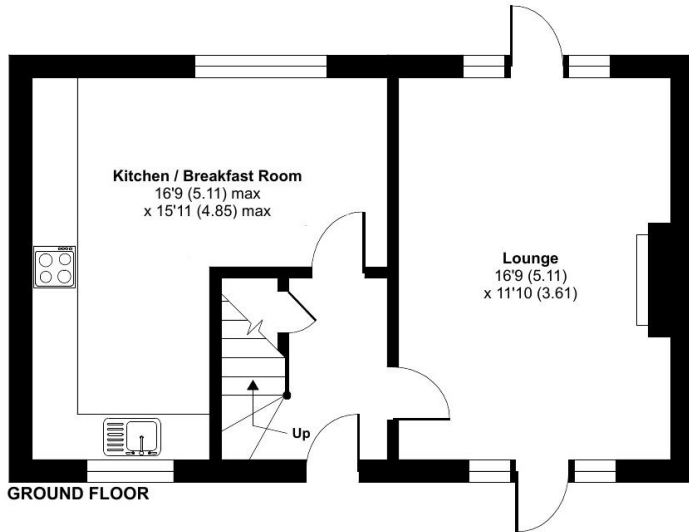
DIRECTIONS From Launceston, follow the signs for the B3254 towards Bude and at the top of St Stephens, opposite the church, turn left towards Egloskerry. Before entering Egloskerry, take the right signposted to North Petherwin. Proceed along this road for approximately 2 miles, over Waterloo Bridge, into the village of North Petherwin continuing straight on at the crossroads following the road to the Church where the entrance to The Barton is on the right hand side.

Sat Nav: PL15 8LR

What3Words: ///glow.bikes.beanbag. (Car park)
///desktop.tells.intrigues (Front door)

Approximate Area = 948 sq ft / 52.8 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1014879

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

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