



**Fairfields Cottage, Lower Tregunnon,
Altarnun, Launceston, Cornwall, PL15 7SX**

Guide Price £630,000 Freehold





A superbly presented character cottage with ancillary accommodation and adjoining paddock

- Hosted Virtual Viewings Available
 - 2 Bedroom Cottage
- 2 Bedroom Ancillary Accommodation
 - Separate Home Office
 - Fully Enclosed Paddock
 - Large Barn
 - EPC D & Council Tax B
 - 2.67 Acres In All

SITUATION Set in a rural hamlet surrounded by farmland on the fringes of Bodmin Moor yet easily accessible. The property is 1 mile from the well-respected gastro-pub, the Rising Sun Inn, and 2 miles from the picturesque villages of Altarnun and Polyphant.

The A30 is within 3 miles and gives access to the former market town of Launceston, some 7 miles to the east. At Launceston there are supermarkets, doctors, dentists and veterinary surgeries, together with two testing 18-hole golf courses and a leisure centre.

The majestic Bodmin Moor offers a wide range of outdoor pursuits together with some of the finest riding out in the West Country. The A30 also provides access to 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.

DESCRIPTION This beautifully presented cottage has been thoughtfully updated by the current vendor to provide a property ideal for dual occupancy or income potential. With a wealth of character features, the accommodation briefly comprises: lounge with tiled floor, exposed stone walls, beamed ceiling, woodburner on slate hearth, storage cupboard and open tread staircase to the first floor. Bathroom with slate floor, fully tiled walls, panelled bath with electric shower over, low level wc and wash hand basin in vanity unit. Kitchen/breakfast room comprising a range of base and wall units with appliance space for washing machine, dishwasher and oven, inset sink and doors to the rear garden and inner hall with doors to the front, rear and annexe. The first floor landing has a storage cupboard and 2 bedrooms featuring exposed A-frames.

THE ANNEXE Converted in 2021/22, has been run as a very successful holiday let through Airbnb with 5 star reviews and a good turnover. The accommodation has underfloor heating throughout and briefly comprises:



an open plan living area with base and wall units, inset sink, integral electric oven, inset 4-ring induction hob, appliance space for dishwasher or washing machine and fridge/freezer, boiler cupboard, woodburner on slate hearth and double doors to the private rear garden. Access to the large loft space which has 4 roof-lights and potential for further development (subject to any necessary permissions/regulations).

There are 2 bedrooms, the main bedroom features double doors to the garden, and a bathroom with panelled bath and shower over, walk-in shower cubicle, low level wc and wash hand basin set in vanity.

OUTSIDE Approached from the lane, the property has off road parking to the front of the cottage and annexe for 3-4 vehicles and space for wood/bin store. The gardens are to the rear of the property, separated by a pedestrian gate into private gardens for the

cottage and annexe. The cottage has a lawned garden with gravelled seating area and surrounding flower/shrub beds. Timber office/summerhouse with power connected and double doors opening to the garden. The annexe has a gravelled seating area immediately to the rear, with steps leading up to the landscaped garden with a BBQ and hot tub area which overlooks the surrounding farmland, enclosed by well-defined, mature shrub boundaries.

To the side of the annexe is a 5-bar gate and private drive leading to the paddock with a gravelled area providing further off-road parking and room for a camper van or something similar. The paddock is fully enclosed with water and electric available, currently laid to grass (photo on brochure taken 2022). Adjacent to the paddock is an orchard with numerous mature fruit trees and several Eucalyptus trees. Large soft fruit cage. Most useful timber barn/workshop 10.67 m x 5.18 m

(35' x 17') with double doors, pedestrian door, power and light connected. The property extends in all to 2.67 acres or thereabouts.

SERVICES Mains electricity & water. Private drainage (shared with the neighbour). Oil fired central heating. Double glazed throughout. Superfast Broadband. Mobile phone coverage: Visit Ofcom website. Council tax band B. Full EPC document available on request. Please note the agents have not inspected or tested these services.

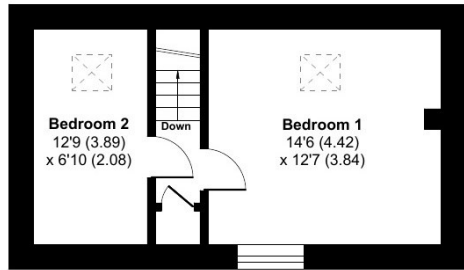
AGENT'S NOTE 1. The vendors have had a positive pre-app response from the Local Authority regarding the current use of the annexe for holiday use.
2. There is planning permission within the immediate locality of the property. For further information, please visit Cornwall Council planning portal or contact the office.

Approximate Area = 1654 sq ft / 153.6 sq m

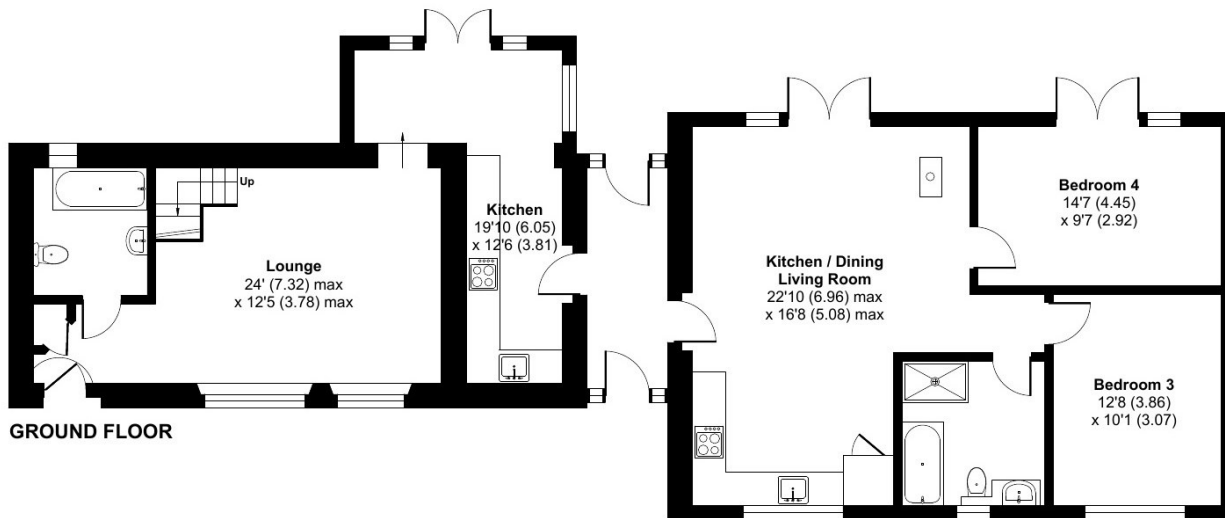
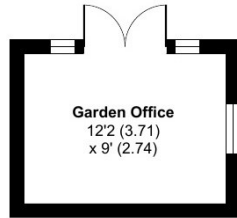
Outbuilding = 110 sq ft / 10.2 sq m

Total = 1764 sq ft / 163.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 990526

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

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