



**Penny Bun Cottage, Polyphant,
Launceston, Cornwall, PL15 7PS**

Guide Price £425,000 Freehold





An enchanting period cottage presented in excellent decorative order on the fringe of a well-favoured village green

- No Onward Chain
- Hosted Virtual Viewing Available
 - 3 Bedrooms
 - Kitchen/Breakfast Room
- Spacious Lounge & Dining Room
 - Off Road Parking
- Private Garden with Useful Outbuildings
- EPC E & Council Tax (Business Rated)

SITUATION Located just off the picturesque village green of Polyphant, which offers a village shop catering for day-to-day needs, together with a regular GP surgery at Polyphant House. The villages of Lewannick and Altarnun are almost equidistant both offering primary schools, village shop/post offices, places of worship and the Archers Arms at Lewannick. The well-respected gastro-pub, the Rising Sun Inn, is within 3 miles.

The town of Launceston is some 5 miles to the east with supermarkets, doctors', dentists' and veterinary surgeries together with a leisure centre and various sporting clubs. The nearby A30 links the Cathedral cities of Truro and Exeter. Exeter offers access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.

DESCRIPTION A beautifully presented attached

stone cottage with a slate roof offering a wealth of character features, which has been subject to considerable expenditure and improvement by the vendors to create a stunning period home.

The extensive accommodation is clearly illustrated on the floorplan and briefly comprises: storm porch, glazed door into entrance hall with flagstone floor and door into kitchen/breakfast room. The kitchen has a range of base units with roll edge laminated worksurfaces, inset 4 ring ceramic hob, built-in double oven, ceramic 1½ bowl sink, space for fridge and freezer, recess housing oil fired range cooker with cloam oven, understairs storage cupboard, stairs rising to first floor and opening into the double aspect dining room. The utility room has space and plumbing for washing machine and tumble dryer and door into shower room with walk-in shower cubicle, low flush WC and wash hand basin.



From the breakfast area, a door and 2 steps lead up into a most impressive double aspect lounge with exposed wooden flooring, feature stone and granite fireplace housing a multi fuel stove.

To the first floor there is a split landing with access to the 3 bedrooms, 2 with exposed beams and built-in wardrobes, and family bathroom comprising a roll top bath with ball and claw feet, low flush WC and wash hand basin with cupboard below.

OUTSIDE The property is approached from the parish road via a pair of wooden gates which open onto the off road parking area. A path leads to the front door and garden.

The charming cottage style garden offers a high

degree of privacy with lawned areas, rose arches and various shrubs and flowers offering colour and interest throughout the year. There is a patio area ideal for al fresco dining with space for a hot tub (the hot tub is available by sep. neg).

The useful range of outbuildings include a timber summerhouse, garden shed and a detached stone and slate former piggery comprising tool store and open fronted linhay.

SERVICES Mains water, mains electricity and mains drainage. Oil fired central heating. Some double glazing. Council tax band — the property is currently rated as business use with 100% relief. Full EPC documents available on request. Broadband available: FTTC. 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 & Auctioneers. Hosted virtual viewings are available on request.

Please Note: The property is currently rented out for holiday use so viewings are primarily limited to Friday mid-morning to early afternoon.

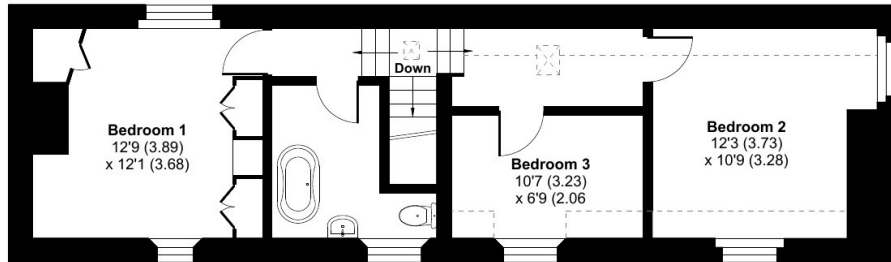
DIRECTIONS
Sat Nav: PL15 7PS
What3Words:///gentlemen.stunner.seasonal



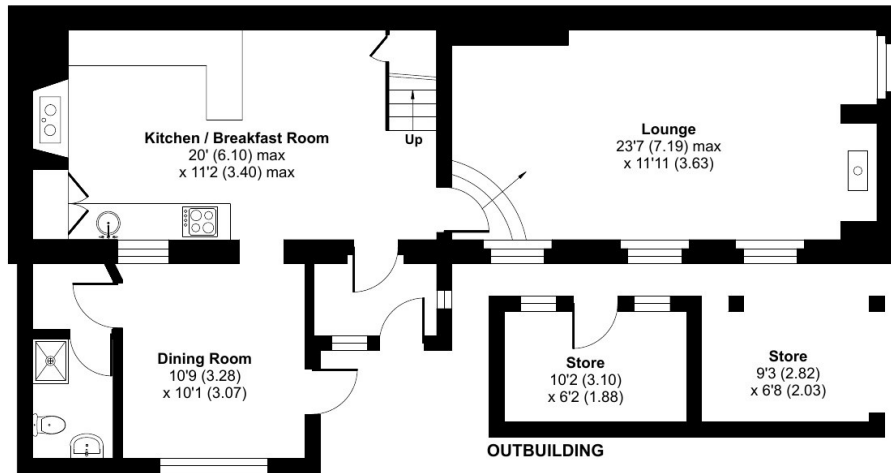
Approximate Area = 1247 sq ft / 115.8 sq m
Limited Use Area(s) = 61 sq ft / 5.6 sq m
Outbuilding = 121 sq ft / 11.2 sq m
Total = 1429 sq ft / 132.6 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1107593



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

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