



**Virginia Cottage, Langore,
Launceston, Cornwall, PL15 8LD**

Guide Price £545,000 Freehold





A character cottage overlooking the village green with paddock and stunning rural views

- Extensive Timber Outbuildings
 - 4 Bedrooms
- Sitting Room & Boot Room/Family Room
 - Kitchen/Dining Room
- Adjoining Pasture Paddock
 - Timber Summerhouse
 - 0.77 Acres In All
 - EPC D & Council Tax D

SITUATION Situated on the edge of the village green at Langore which is known for its excellent community spirit. Egloskerry is 2 miles away with a primary school, village hall and church. The former market town of Launceston is 3 miles distant with supermarkets, doctors, dentist and veterinary surgeries, educational facilities to A-level, numerous sporting and social clubs, leisure centre and 2 testing 18-hole golf courses, 1.5 miles and 3 miles from the property.

The A30 is 3 miles away and links the cathedral cities of Exeter and Truro. At Exeter there is access to the M5 motorway, mainline railway station serving London Paddington and an international airport.

DESCRIPTION A charming detached cottage of cob and stone construction with origins dating back to 1650 which has been subject to considerable investment by the current vendor, whilst retaining character features such as slate floors, deep sills and exposed beams. Improvements include an extension

to the kitchen, refurbishing both shower rooms and energy efficient measures such as solar thermal panels and wood pellet central heating.

The accommodation is illustrated on the floorplan and briefly comprises: stable door into the canopy storm porch opening into the entrance hall with doors off, stairs to first floor and understairs dog beds.

Boot room/family room with window to the front and a built-in cupboard housing a large capacity hot water tank and control equipment for the solar thermal panels. Sitting room with sash window to the front and timber shutters, fireplace with granite surround housing a woodburner on slate hearth.

The open-plan kitchen/dining room has bi-fold doors opening onto a slate patio terrace enjoying rural views over farmland, door to rear vestibule, vaulted ceiling over the kitchen which comprises a range of base and wall units with quartz worktop over, underset Belfast sink, windows to the side and rear,



roof window, island unit with wooden worktop, inset 4-ring induction hob, drawers and wine rack below, Klover wood-pellet fired range cooker with 2 ovens and which supplies the hot water and central heating during the winter months, built-in double electric oven, microwave, fridge and dishwasher. Walk-in pantry with timber shelving, workspace/study area and a return door to the hallway.

Stairs rise to the first floor landing with exposed ceiling beams, roof window and a split landing to the bedrooms. There are 4 bedrooms, 2 of which are inter-connecting which gives opportunity to create flexible layouts as required, and a shower room with recessed shower cubicle with rainfall shower head, low flush wc and pedestal wash hand basin.

OUTSIDE Approached from the lane via a track over the village green which leads to the property. To the

front of the property is an enclosed garden area with hedge and fence boundaries. Concrete driveway to the side of the property with off road parking for 2-3 vehicles and a range of useful timber sheds providing ample storage. A 5-bar gate to the side of the property leads to the rear garden and paddock with a chicken run and timber/tractor store.

From the paddock, there is a gate/stile leading to a small orchard with a path leading to the timber summerhouse which has a raised balcony enjoying stunning views over the surrounding area. The summerhouse has power and light and has been used as occasional overflow accommodation.

The property extends in all to 0.77 acres or thereabouts.

SERVICES Mains water, mains electricity, mains

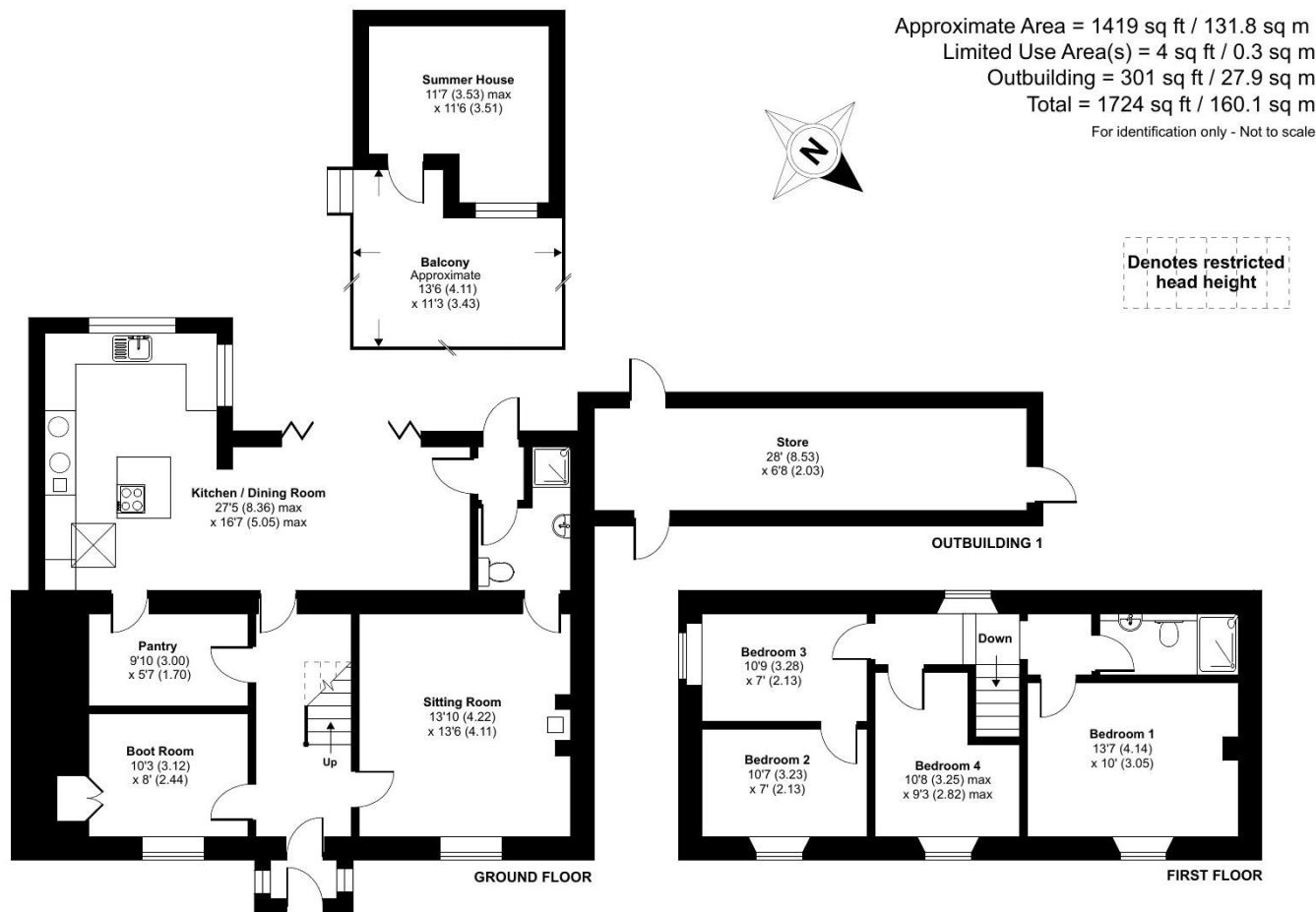
drainage. Wood pellet boiler for hot water and central heating. Solar thermal panels for hot water and central heating. Double glazing. Full EPC available on request. Council tax band: D. Broadband connected: FTTC. Mobile coverage: visit Ofcom website. Please note the Agents have not tested or inspected these services.

VIEWINGS Strictly by prior appointment with the vendor's appointed Agents, David J Robinson Estate Agents & Auctioneers

DIRECTIONS

Sat Nav Postcode: PL15 8LD

What3Words: revives.hands.directors



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1190669

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

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