



**Tregirls Cottage, Altarnun,
Launceston, Cornwall, PL15 7SA**

Guide Price £489,950 Freehold





A comfortable detached cottage in a most appealing location along a No Through Road

- No Immediate Neighbours
- 3 Bedrooms (1 En Suite)
- Farmhouse Kitchen/Dining Room with Aga
 - Sitting Room
 - Study
 - Conservatory
 - Mature Gardens
- EPC F & Council Tax E

SITUATION Situated in the small moorland hamlet of Tregirls, less than 1 mile away from the village of Altarnun with its post office/general stores and beautiful Church which is known affectionately as the "Cathedral on the Moor". At Five Lanes you will find the Kings Head public house and primary school. There is access to the A30 which links the Cathedral cities of Truro and Exeter.

The former market town of Launceston is 8 miles distant with a range of supermarkets, leisure centre, doctors', dentists' and veterinary surgeries together with two testing 18 hole golf courses and numerous sporting and social clubs.

Access onto Bodmin Moor and Halvana Plantation is just over a mile away with access to superb walking and other outdoor pursuits.

DESCRIPTION The property has been the cherished home of the current vendor for the last 19 years, and successfully combines modern conveniences with the character and charm associated with a period cottage. The following comfortable accommodation is afforded and is illustrated on the floorplan:

Slate tiled entrance porch with base level oil fired boiler and concealed storage cupboards. Door into snug with an opening into a most attractive farmhouse style kitchen/dining room with a range of base and wall mounted units with polished granite work surface, inset ceramic single bowl sink, space for dishwasher and space for fridge, central slate topped island unit. Tiled fireplace housing the two oven/two hotplate oil fired Aga. Opening into dining area with sliding patio doors to rear garden terrace, ideal for al fresco dining.



The sitting room has a slate tiled floor and a feature granite fireplace with cloam oven, door into the study and door into the conservatory. From the inner hallway there is access to the cloakroom, utility room with door to the garden and an open tread staircase leading to first floor.

The first floor comprises a most impressive master bedroom suite with en suite shower room. Two further bedrooms and a large family bathroom with corner bath, separate shower cubicle, wash hand basin and WC.

OUTSIDE A 5-bar gate opens onto the gravel driveway which provides off road parking. The gardens surround the property with lawned areas, attractive flower beds and well defined

hedge and fence boundaries. There is a further garden area, separated by a field gate entrance, containing a lawned area and useful log store.

The property extends in all to some 0.25 acres (or thereabouts)

SERVICES Mains electricity and water. Private drainage. Oil fired central heating and hot water. Double glazed windows throughout. Broadband enabled. Council tax band E. Full EPC document available on request. Please note the Agents have not inspected or tested these services

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

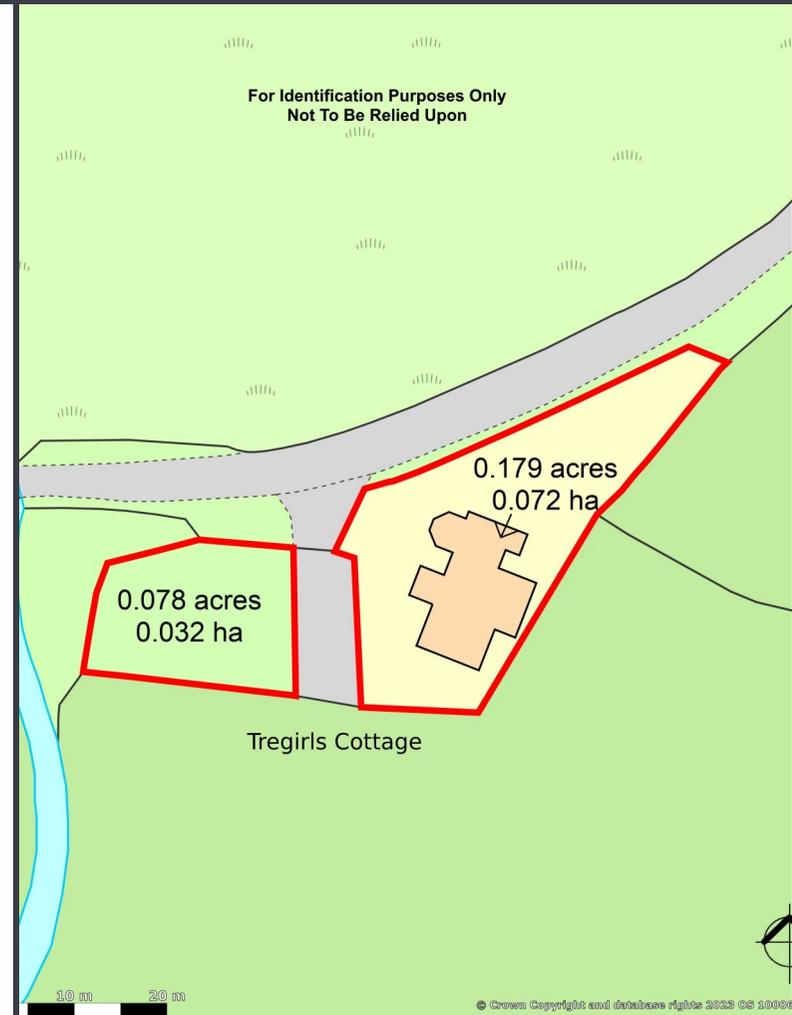
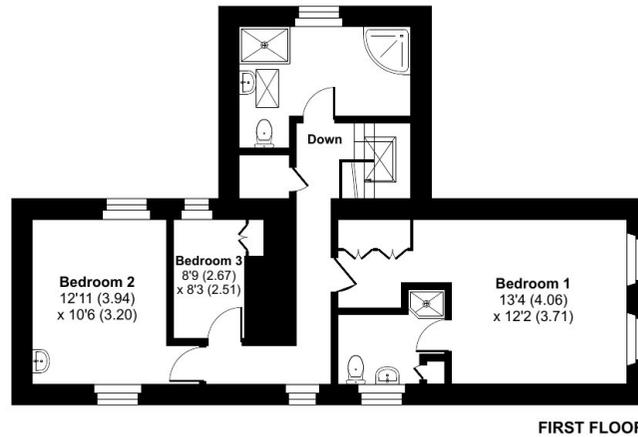
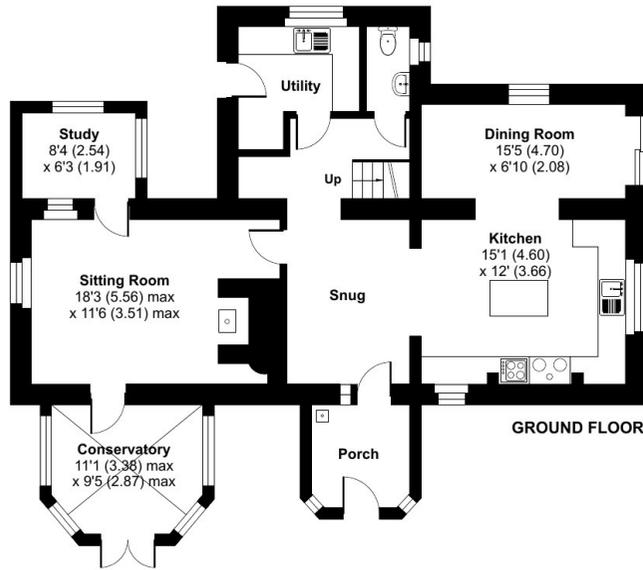
DIRECTIONS From Launceston, take the A30 towards Bodmin for approximately 6.5 miles taking the exit signposted Altarnun, Trenilk and Tredaule. From the slip road proceed to the roundabout taking the second exit signposted 'No Through Road' to Trenilk and Tregirls. Continue along this road for approximately 0.5 miles and the property will be found on the left-hand side prior to the small bridge.

Sat Nav : PL15 7SA

What3Words: ///sling. brief. dragonfly

Approximate Area = 1799 sq ft / 167.1 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 2023. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1044259

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

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