





The original cottage was built in the 1800's and retains character features including a stone fireplace and beautiful flag stone floor in the sitting room. There is a separate dining room with French doors out to the garden. From here you are led straight into the stunning kitchen/dining/family room with doors and windows taking full advantage of the light and views. The kitchen has a range of base level units with lots of worktop space and various integrated appliances. This room features a vaulted ceiling creating a spacious feel. At the opposite end of the cottage is a utility room, laundry room, cloakroom and porch. On the first floor there are 2 double bedrooms both with ensuites. Both bedrooms enjoy uninterrupted views over adjacent farmland.

Leading off the kitchen is a "glass link" taking you into the 2 storey extension. This has recently been completed and offers annexe potential. Off the ground floor hallway is a large double bedroom with French doors to the outside, plus a generous walk in wardrobe. Next to the bedroom is a shower room with a large built in enclosure. Stairs take you up to the first floor where there is a dual aspect open plan kitchen/dining/sitting area. Off the reception space are sliding doors out to a large decked area with access to the gardens.

The enclosed rear garden has been carefully landscaped with large area of lawn with a range of mature trees, specimen shrubs and colourful plants, plus a feature fish pond. To one side of the garden is a detached "garden room" which has been refurbished to create a great place for use as a home office or garden room. The gardens rise up to one side where a view is enjoyed towards the village church and open fields. Beyond here is a lovely seating area with a bespoke garden bar fondly known as "The Tiki Bar". In front of the cottage is parking for 2 vehicles plus a vegetable garden. To the lower side of the cottage is a detached workshop and space for 1 more vehicle



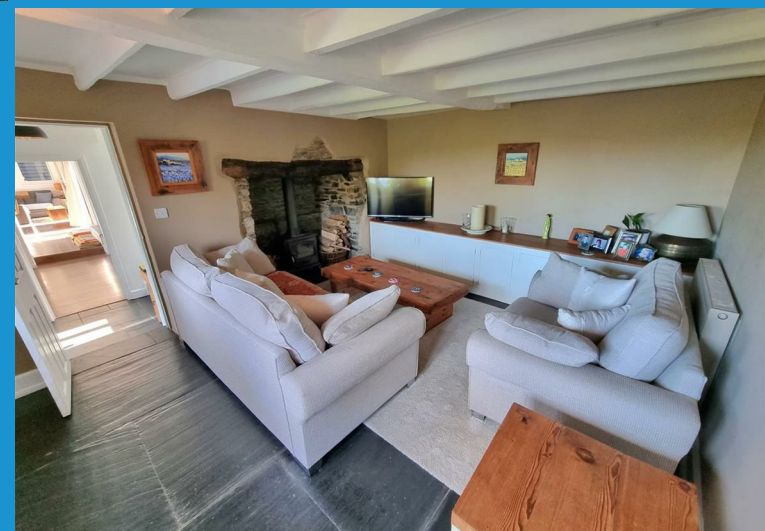
- Stunning detached village residence
- Recently extended offering 3 double bedrooms
- Light and airy kitchen/dining/family room
- Characterful sitting room with fireplace
- Flexible accommodation offering scope for an annexe
- Gardens circa 1.25 acres
- Ample off road parking plus a detached workshop
- Fantastic rural views

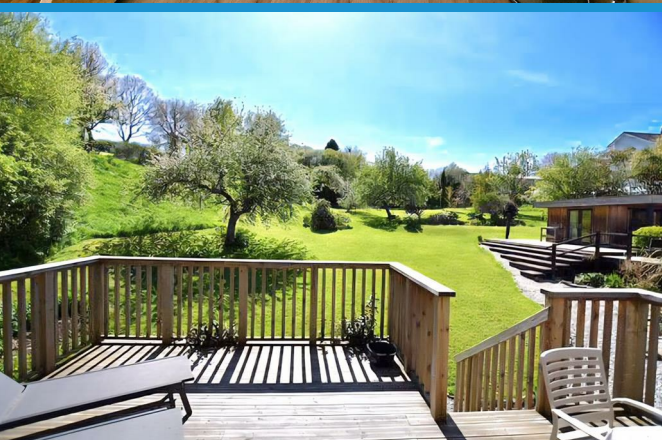
Situation

The property is located in the heart of the popular and pretty Cornish village of Lawhitton, which offers a peaceful setting. Lawhitton Features a church, cricket club and a range of picturesque country walks. The market town of Launceston is only 2.5 miles from the property and features a range of schools, supermarkets and a bustling town with a wide range of independent and national businesses alongside good access to the A30. Launceston is an ancient town steeped in History with the imposing Launceston castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile (1.6 km) west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with national outlets including Tesco, M&S Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode is PL15 9NQ. From Launceston Town Centre proceed passing the Tesco Superstore on the A388 following the signs towards Plymouth. Continue over the A30 and straight ahead at the roundabout. Take the next left hand turning signposted towards Lawhitton and Stourcombe, following this road for approximately half a mile. Take the left hand turning towards Lawhitton. Continue down in to the village passing the church where the lane leading to the property will be seen on your right hand side.





Entrance Porch
7'7" x 5'1" (2.32m x 1.57m)

WC
4'0" x 2'3" (1.22m x 0.70m)

Utility Room
13'10" x 7'7" (4.22m x 2.33m)

Laundry Room
4.01m x 1.60m

Sitting Room
14'2" x 12'0" (4.34m x 3.68m)

Dining Room
16'11" x 10'9" (5.16m x 3.30m)

Kitchen / Family Room
25'4" x 13'8" (7.67m x 4.19m)

First Floor

Bedroom 1
14'9" x 10'5" (4.52m x 3.19m)

En-Suite
14'2" x 9'3" (4.34m x 2.82m)

Bedroom 2
16'10" x 10'10" (5.15m x 3.31m)

En-Suite
8'7" x 6'11" (2.63m x 2.13m)

Glass Link
5'10" x 5'2" (1.80m x 1.60m)

Kitchen / Living Room / Dining Room
18'11" x 17'11" (5.78m x 5.48m)

WC
6'5" x 4'6" (1.96m x 1.38m)

Bedroom
12'4" x 11'3" (3.78m x 3.43m)

Dressing Room
8'4" x 6'0" (2.56m x 1.83m)

Shower Room
9'1" x 6'0" (2.77m x 1.84m)

Garage
20'2" x 13'9" (6.16m x 4.20m)

Veranda
18'4" x 15'2" (5.59m x 4.63m)

Garden Room

Services

LAND

The property sits in a plot circa 1.25 acres in total.

AGENTS NOTE

The property can be found down a no through road off the village.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	68
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



Town • Country • Coast



Lawhitton | Launceston



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01566 706706 • sales@viewproperty.org.uk
www.viewproperty.org.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.