



**Rescorla Cottage, Dutson,  
Launceston, Cornwall, PL15 9SP**

Guide Price £367,500 Freehold





## A beautifully presented and remarkably spacious cottage with countryside views

- 4 Bedrooms (1 En Suite)
- Farmhouse Style Kitchen/Dining Room
  - Comfortable Lounge
  - Bathroom & Cloakroom
    - Detached Garage
    - Off Road Parking
- Level Gardens with Rural Views
  - EPC D & Council Tax B

**SITUATION** Located on the edge of the former market town of Launceston, close to Homeleigh Garden centre which caters for all day-to-day needs.

Launceston itself offers an extensive range of facilities such as cafés, supermarkets, medical services (doctors, dentists, and veterinary clinics) and schools. For leisure, there are sports clubs, gyms, swimming pool and a challenging 18-hole golf course nearby.

There is easy access to the A30 providing excellent transport links to the Cathedral cities of Truro and Exeter. Exeter offers further connectivity via the M5 motorway, a mainline railway station with direct services to London Paddington, and an international airport.

The coastal resort of Bude is 19 miles distant with extensive sandy beaches and cliffland walks.

**DESCRIPTION** A beautifully presented semi-detached cottage, which has been successfully extended and has been subject to considerable expenditure and improvement by the current vendor over the last 29 years, to provide a home of rare quality and comfort.

The accommodation is illustrated on the floorplan and briefly comprises: front door opening into the lounge with feature with stone fireplace with cloam oven and housing a wood burner on slate hearth, wooden lintel over, exposed ceiling beams, window with bench seat and stairs to first floor with understairs cupboard. Door into the remarkably spacious kitchen/dining room with terracotta style floor, range of base level units with wooden work tops, Belfast sink with mixer taps, space for dishwasher, electric range cooker with extractor over and pine upright pantry cupboard. From the dining area there are patio doors leading out onto the rear patio.



The boot room/utility room has stable door to the rear garden, plumbing and appliance space for washing machine and tumble dryer, base level Worcester oil fired boiler for central heating and hot water. Door to cloakroom with ceramic hand basin and low flush WC.

Upstairs the landing is split level with a large, shelved linen cupboard and doors to all rooms all with attractive wooden floors. Bedroom 1 has a window to rear aspect with countryside views to Werrington Park, en suite shower room with Velux window, low flush WC, pedestal wash has basin and walk-in shower cubicle. There are 3 further bedrooms with windows to either front or side aspects. The family bathroom has a ball and claw bath with mixer taps, low flush WC, pedestal wash hand basin and walls tiled to half height. Inset shelved cupboard.

**OUTSIDE** An undoubted feature of the property is the rear garden, which is laid mainly to lawn with well-defined hedge boundaries enjoying views over open farmland to Werrington Park House in the distance. Patio to the rear of the property, ideal for al fresco dining and further seating areas enjoying the outlook throughout the day. Stone tool shed.

The property is approached from the road to gravelled parking area leading to the detached garage with electric up and over door, courtesy door to garden, power and light connected. From the gravelled area courtesy door to the rear of the property.

To the front of the property is a gate with pathway leading to the front door with storm porch.

**SERVICES** Mains water and electricity. Private drainage (septic tank). Oil fired central heating. Double glazed throughout. Council Tax Band B. Full EPC document available on request. For Broadband and mobile phone coverage please visit Ofcom website. Please note the agents have not inspected or tested these services.

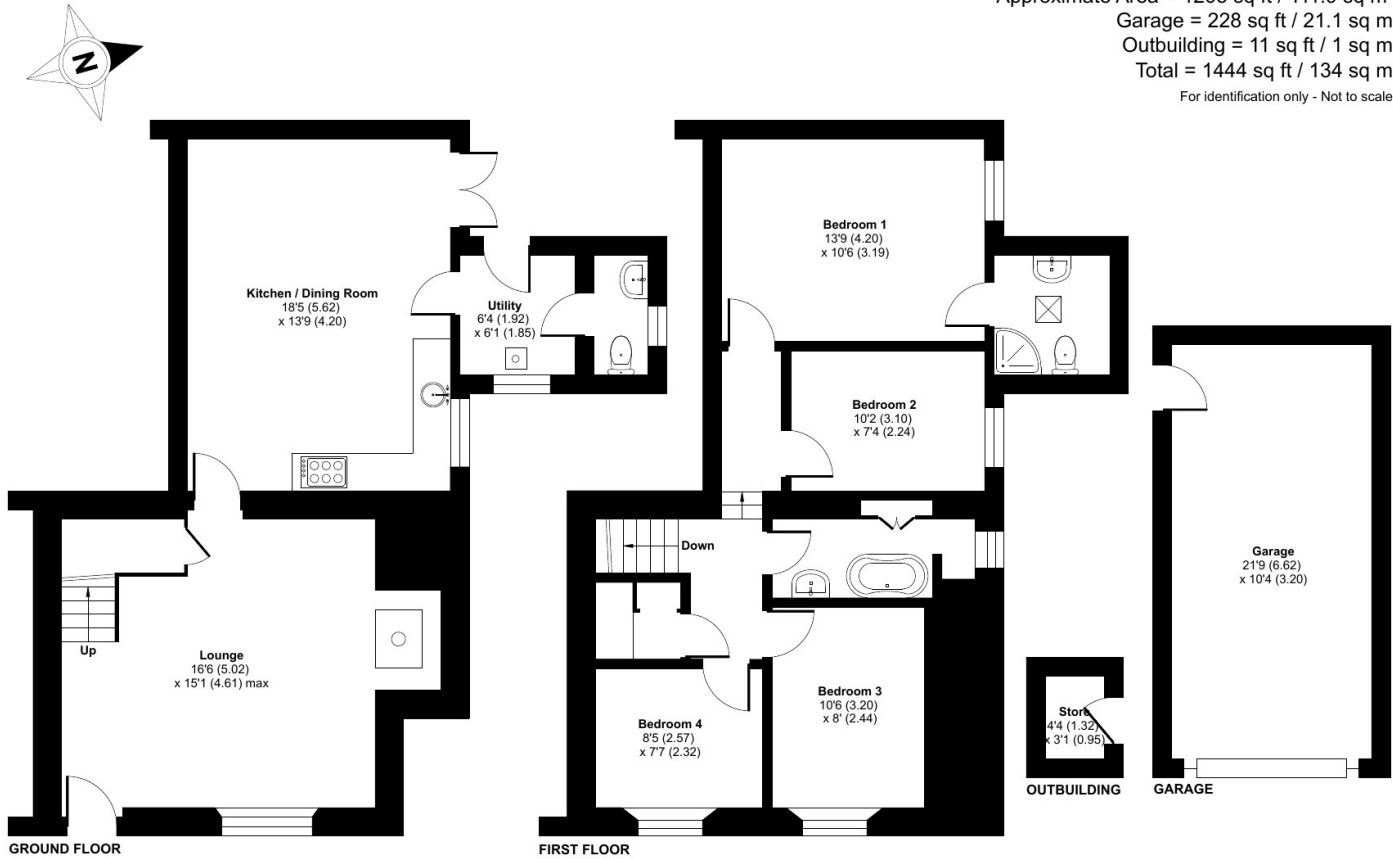
**VIEWINGS** Strictly by prior appointment with the vendor's appointed Agents, DJR Estate Agents and Auctioneers.

**DIRECTIONS** From Launceston head north along the A388 towards Holsworthy passing Homeleigh Garden Centre on the right hand side and the property we found less than a ¼ of a mile on the left hand side easily identified by the For Sale board.

What3Words:///swoop.casually.sailed



Approximate Area = 1205 sq ft / 111.9 sq m  
 Garage = 228 sq ft / 21.1 sq m  
 Outbuilding = 11 sq ft / 1 sq m  
 Total = 1444 sq ft / 134 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1441774

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

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



David J Robinson Estate Agents & Auctioneers Ltd assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure these particulars are accurate, the text, photographs, plans, measurements and distances are for guidance only. The Agents have not tested or inspected any services or facilities. Interested parties must satisfy themselves by inspection or otherwise.

**DAVID J ROBINSON**  
 ESTATE AGENTS & AUCTIONEERS