

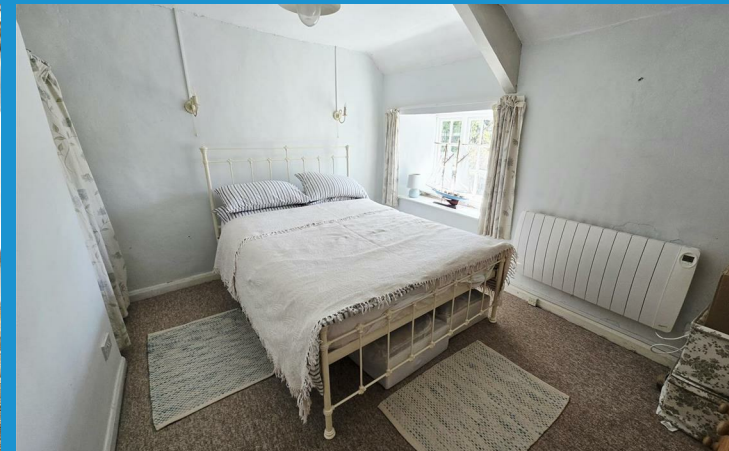
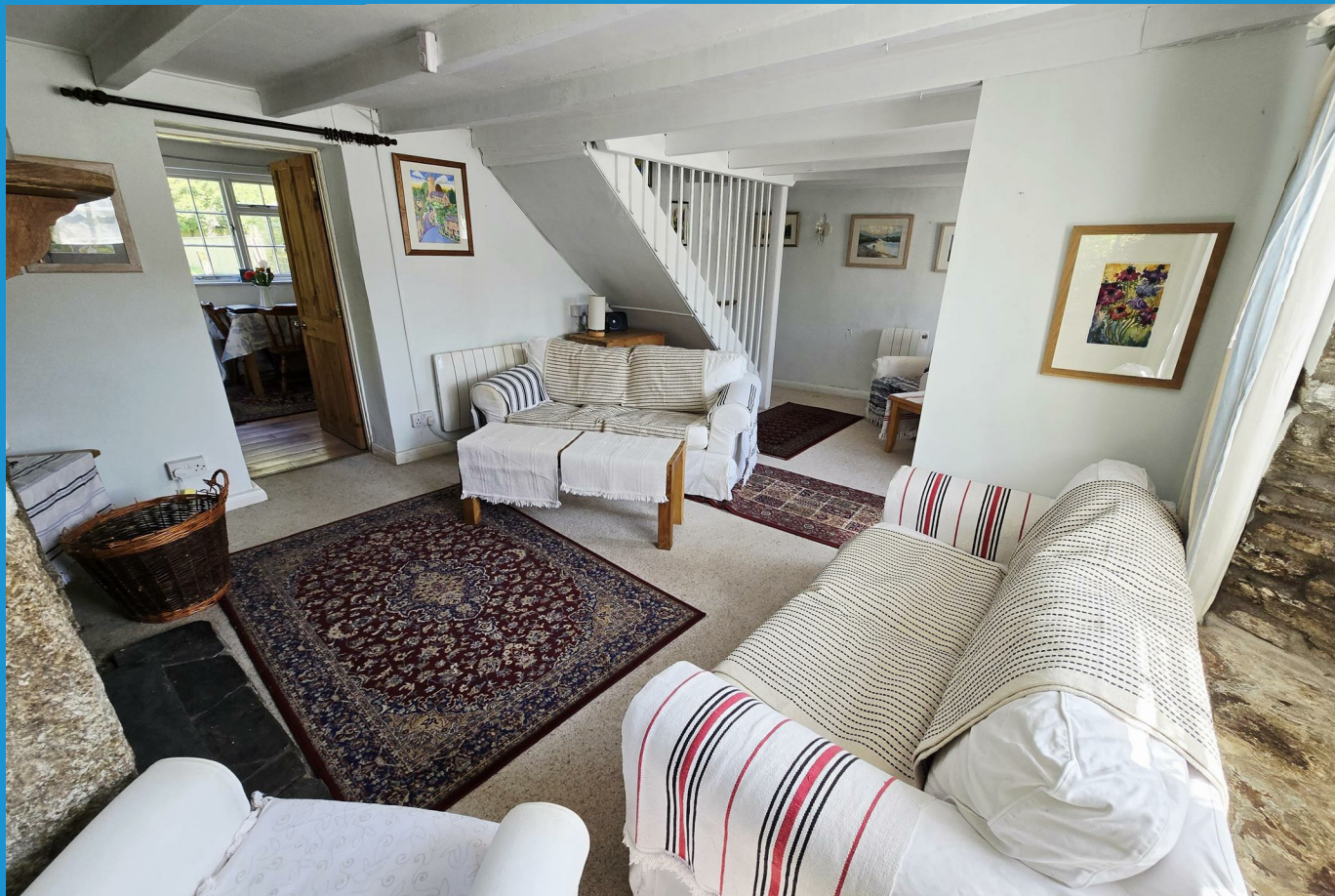


Crooked Chimney Cottage

Altarnun | Launceston | Cornwall



Town • Country • Coast



An attractive 2-bedroom Grade-2 listed character cottage situated in the heart of this picturesque village, close to the church and historic pack-horse bridge. The property has a wealth of features including beamed ceilings and a stone inglenook fireplace with a multi-fuel burner.

As well as the well-stocked established garden and seating area to the side, there is approximately 1/3 acre of garden behind the cottage. This is mainly laid to lawn and has a gated driveway separating the lawned area from a further woodland area in which there are azaleas, camelias, rhododendrons and productive apple trees as well as a useful shuppen which the current owners use for covered parking and a log-store. There is current planning permission to build an annex, workshop and further garden buildings and parking on the lawned area at the rear.

The property is accessed via a slate bridge over the mill leat with the front door leading into the large, bright living room, which is dual aspect and is a light and spacious main reception room, with pretty window seats and a large inglenook fireplace with multifuel burner. A door leads into a large kitchen-diner which is also dual aspect with windows overlooking the garden at the side and rear. The kitchen, arguably, has the best views to be found in Altarnun, with views of the church and pack horse bridge. The kitchen has multiple base level units and space for appliances. The kitchen leads into the useful boot-room, which in turn provides access to the gardens.

On the first floor, there are 2 spacious double bedrooms alongside a large well-appointed bathroom. The bathroom has an adjoining large walk-in linen-room. STPP, the linen-room could be converted into a bathroom, allowing the existing bathroom to be converted into a third bedroom. There is plenty of available parking across the road in the village.

As well as the gardens, the property also includes an allotment a short walk away.



Situation

Located on the flanks of Bodmin Moor, is the popular and pretty village of Altarnun. A tributary of the River Inny runs through the village, crossed by a 15th Century pack horse bridge. Public Houses can be found at both Five Lanes, 'The Kings Head' (approx 0.4 miles) and on the edge of Altarnun, 'The Rising Sun' (approx 1 mile). The village is very welcoming and has many clubs and societies, catering for all ages and interests. Throughout the year, there are regular Saturday markets in the church hall and during the spring and summer, Thursday village lunches. There is a village shop and post office, village hall, church hall, art gallery and coffee shop, as well as the beautiful historic church and well-regarded Community Primary School, all within walking distance of the property. The village offers good access to the A30 linking into Devon and West Cornwall with Launceston being the nearest town with a wide range of facilities, amenities and schooling. The North Cornish coastline is only 12 miles away where the popular south-west coast path can be enjoyed.

Directions

The postcode to the property is PL15 7SJ. From Launceston take the A30 heading towards Bodmin and take the left hand turning to Altarnun and Five Lanes. Follow the road down, turning right at the roundabout, drive under the flyover and to the 'T' junction and turn left and then immediately right and right again and then take the left hand turn that leads down into the village of Altarnun. Follow this road passing 'The Coffee Cup' and ahead on your right you will see the property.

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Living Room / Dining Room
20'7" max x 13'2" (6.29m max x 4.02)

Kitchen / Breakfast Room
12'10" x 9'9" (3.92m x 2.99m)

Boot Room
10'4" x 3'4" (3.17m x 1.04m)

First Floor

Bedroom 1
12'10" x 7'6" (3.93m x 2.31m)
2.31m extends to 2.97m

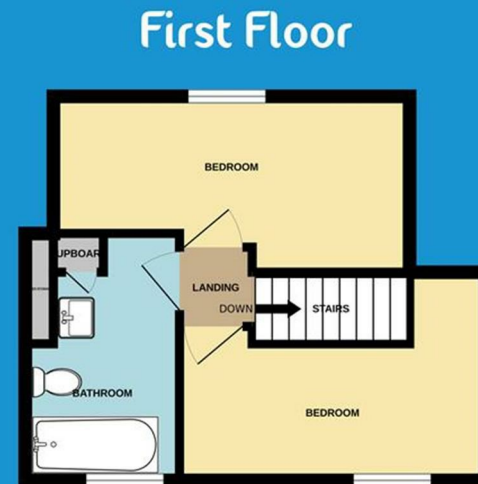
Bedroom 2
12'2" x 9'4" (3.71m x 2.86m)

Bathroom
9'3" x 8'9" max (2.83m x 2.69m max)

Services
Mains Electricity, Water and Drainage
Council Tax Band C

Agent Note
South West Water have a limited Right Of Way over the driveway to gain access to their facilities.
There Is a TPO On The Trees Alongside The River.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.

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