

The Old Post Office

Lawhitton | Launceston

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Price Guide £374,000







Set within established gardens extending to approximately 0.60 of an acre, this charming, unlisted detached cottage offers character, practicality and potential. Presented in good condition, the property retains a wealth of period features and provides two double bedrooms, two reception rooms and a spacious dual-aspect kitchen. With a detached workshop, summer house, productive garden areas and planning permission to extend to the rear.

On entering the cottage, a welcoming hallway provides space for coats and shoes, with a useful office tucked away at the far end. The attractive front-aspect sitting room is full of character, featuring exposed beams, a chimney with a traditional Clome Oven and a wood-burning stove, creating a cosy focal point. A staircase rises to the first floor, with useful storage beneath.

The separate dining room enjoys a pleasant side aspect and an attractive herringbone-tiled floor. Adjoining this is the dual-aspect kitchen, which offers a range of base-level units and generous worktop space. A traditional solid-fuel range provides the cottage with central heating and hot water. A stable door opens directly onto the rear garden, while a further door leads to the ground-floor shower room.

Upstairs, there are two double bedrooms, both enhanced by attractive vaulted ceilings. The main bedroom overlooks the rear of the property, while the second bedroom enjoys a front aspect. Both rooms are served by a refitted family bathroom, with a matching three-piece suite and shower over the bath.

Outside, the gardens are a particularly appealing feature of the property. Predominantly laid to lawn, the grounds incorporate established flower beds, a vegetable garden and polytunnel, together with a variety of mature trees, shrubs, a Cornish orchard and a native weeping willow. The gardens rise to an elevated area of lawn and additional storage shed adjoining open countryside. A detached workshop offers useful space for hobbies/storage.







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 peninsular 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 to the property is PL15 9NE. 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 Stourscombe, following this road for approximately half a mile. Take the left hand turning towards Lawhitton and the cottage will be seen on your right before the church.

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Entrance Hallway
10'11" x 3'4" (3.34m x 1.03m)

Living Room
14'9" x 9'10" (4.50m x 3.00m)

Study
12'7" x 3'6" (3.86m x 1.07m)

Dining Room
12'2" x 9'0" (3.73m x 2.75m)

Kitchen
16'11" x 12'2" max (5.16m x 3.73m max)

Shower Room
8'10" x 2'11" (2.70m x 0.90m)

First Floor

Bedroom 1
13'1" x 9'1" (4.01m x 2.77m)

Bedroom 2
11'8" x 7'9" (3.58m x 2.37m)

Bathroom
6'0" x 4'10" (1.84m x 1.48m)

Workshop
16'2" x 11'3" (4.95m x 3.43m)

Home Office
8'5" x 8'5" (2.58m x 2.59m)

Services
Mains Electricity, Water and Drainage
Council Tax Band
There is an electric immersion tank and airing cupboard on the landing.

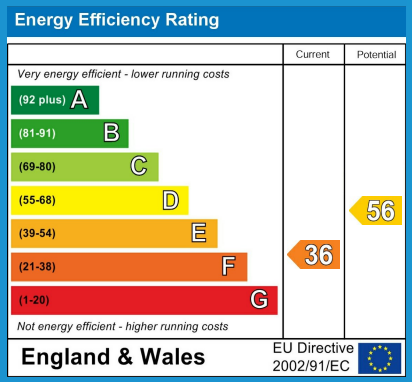
Agent Note
Planning Permission to Extend To The Rear - PA25 / 05106











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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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