Slowhand Cottage

STAGS

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Thorn Moor, Broadwoodwidger, PL16 0JS

Launceston 5.4 miles - Lifton 3.1 miles - A30 access 37 miles

Offered to the open market for the first time in approximately 55 years, this idyllic 2 bedroom detached Grade II listed character cottage is located well off the quiet country lane, surrounded by just under 0.4 acres of mature gardens.

- Beautiful thatched detached cottage
- 2 double bedrooms
- Just under 0.4 of acre of mature garden
- Good accessibility to Launceston and the A30
- Freehold
- Set well off the country lane
- Wealth of character features
- Summerhouse/studio and garage/workshop
- Rural location
- Council Tax Band - B

Guide Price £400,000

SITUATION

The property occupies a peaceful and tucked-away position on the fringes of Thorne Moor, close to the Devon/Cornwall border. Despite its rural setting, it remains highly accessible, being within easy reach of Launceston, approximately 12 minutes distant, offering a comprehensive range of amenities including supermarkets, schooling, retail parks and a thriving town centre. The nearby village of Lifton, just over 3 miles away, provides day-to-day facilities including a shop/Post Office and primary school. The A30 trunk road is readily accessible, providing excellent links westward towards Truro and eastward to Exeter, with its international airport, mainline railway station and connection to the M5 motorway network.

DESCRIPTION

This quintessential Grade II listed detached thatched cottage is a fine example of a traditional West Country home, with origins believed to be largely of cob and stone construction. The owners bought the property in the early 1970's and lovingly restored it using photos of the time. The property is rich in character and charm, featuring timber single-glazed windows and a thatched roof, which was renewed approximately four years ago. Internally, a wealth of period features remain, including exposed beams and timbers, slate flagstone flooring, characterful doorways and exposed floorboards to the first floor. A particularly attractive focal point is the impressive stone fireplace housing an open fire, complemented by a clome oven and the original bread oven set to the side - creating a rare and appealing historic feature. The kitchen is centred around a solid fuel Rayburn. A notable feature is the large cast iron bath, adding to the cottage's charm and individuality.

ACCOMMODATION

The accommodation is arranged over two floors and offers characterful space throughout. The front porch, which features a hand painted front door, opens into the welcoming living/dining room centred around the staircase. The main focal point is the impressive fireplace and bread oven. There is a traditional cottage style kitchen fitted with a Rayburn. Hugely atmospheric, the cottage also has a ground floor bathroom with a distinctive cast iron bath, a rear utility/larder and study. To the first floor, the 2 bedrooms enjoy a delightful outlook over the surrounding gardens with exposed floorboards and character features.

OUTSIDE

The property is set well back from a quiet country lane and stands within mature gardens approaching 0.4 of an acre, offering a wonderful sense of seclusion. The gardens are a particular feature of the property, being thoughtfully arranged to include areas of lawn, an abundance of established trees, and a rich variety of planting including spring bulbs, perennials, roses and Gunnera. For those seeking a more self-sufficient lifestyle, there is a kitchen garden, polytunnel and chicken run. A charming summerhouse provides an ideal space for use as an art or pottery studio, whilst a generous garage/workshop, with power and light, offers excellent storage or hobby space. There is ample driveway parking. From the gardens, there are attractive westerly views, particularly enjoyed as one moves down through the grounds towards the entrance gates.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

SERVICES

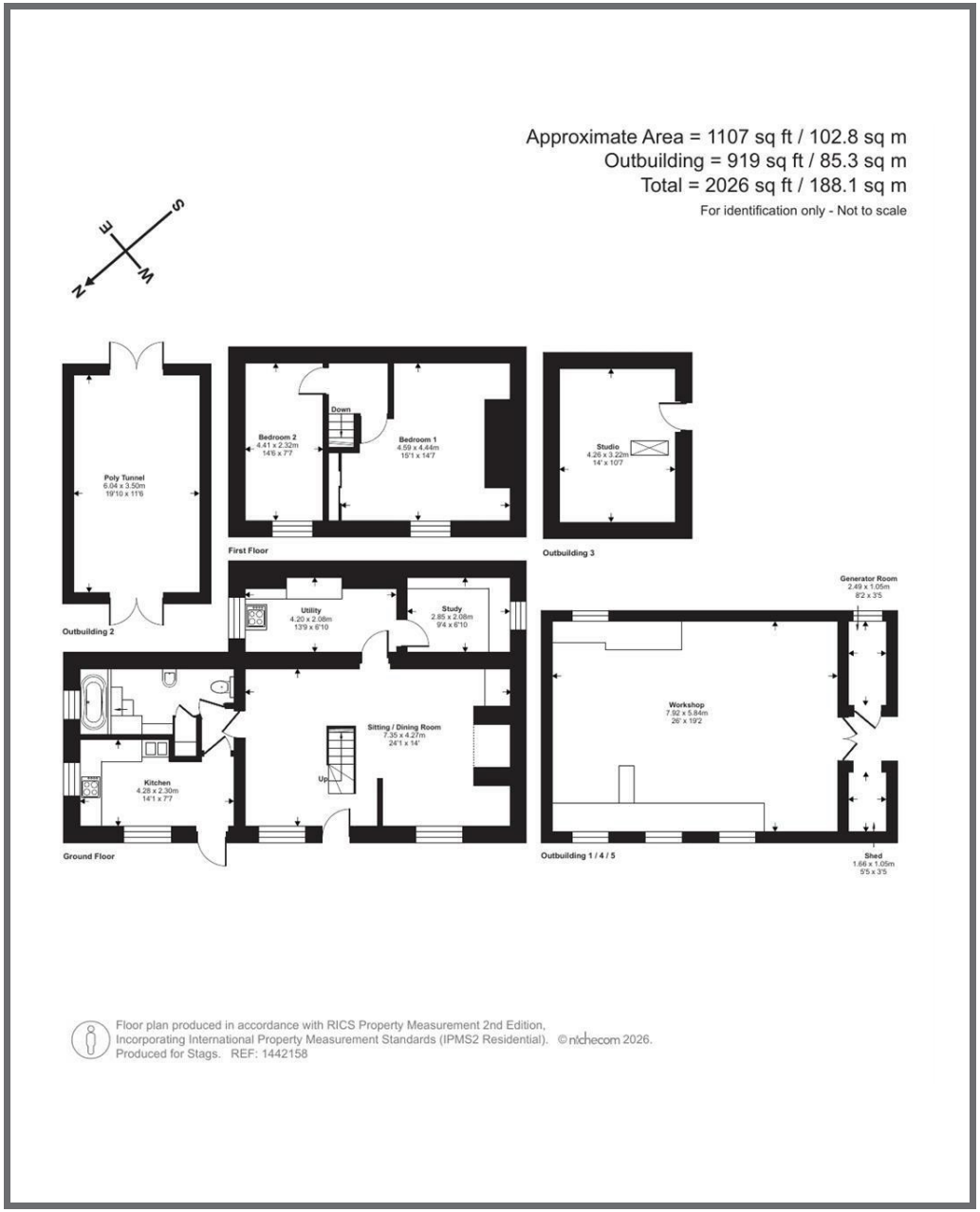
Main electricity, water and a private drainage system via a septic tank. Log burner and solid fuel Rayburn which supplies 2 radiators. Fibre broadband connected (BT) Ultrafast and Standard ADSL available, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

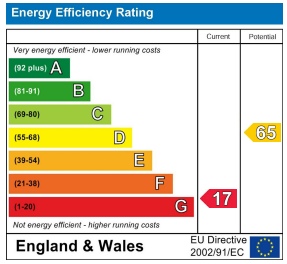
DIRECTIONS

From Launceston proceed north on the A388 towards Holsworthy. After approximately 2.5 miles, take the right turn signposted Thorne Moor and Broadwoodwidger. Drive along this road, without turning off, and after 2 miles or so the cottage will be found on the right hand side marked with a Stags for sale board.

What3words - cinemas.loosens.pronouns

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999