



Cracky Hill Cottage

Tregadillett, Launceston, Cornwall, PL15 7EX

KIVELLS

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£545,000 Guide Price

Detached character two reception / four bedroom cottage

Excellent one bedroom Annexe

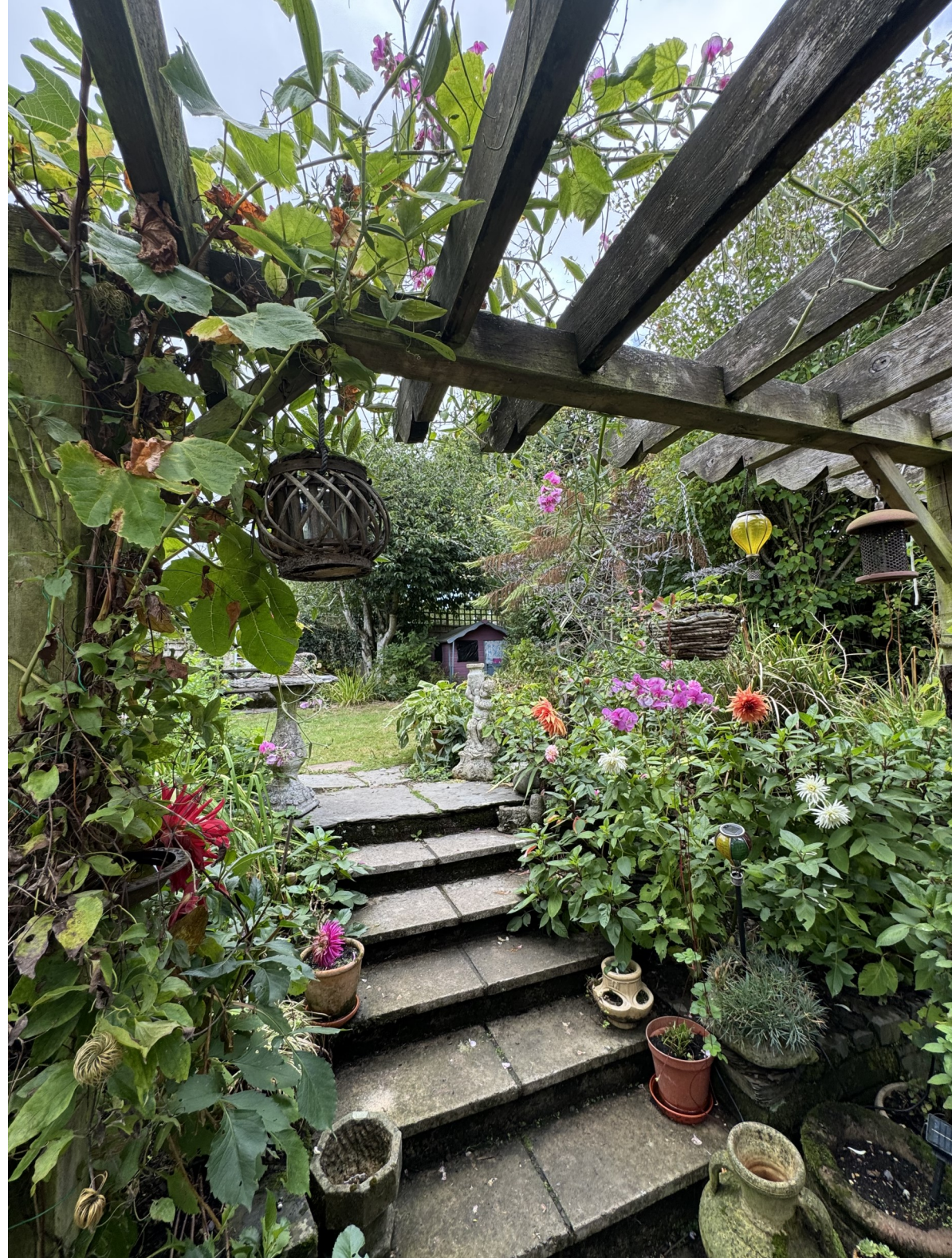
Tranquil, sheltered and sunny location

Good food village pub within walking distance

Close to A30 dual carriageway

Private areas of garden and generous off road parking

EPC Rating E & D



Situation...

Cracky Hill Cottage occupies a tranquil part of the favoured village of Tregadillett. The village has a popular public house known for good food. There is also a modern primary school and village community centre. The full social, commercial and shopping facilities of Launceston are within 2 miles.

Alongside Tregadillett is the A30 dual carriageway spine road for Cornwall and Devon providing the village with a superb balance of travel distance to all parts of Cornwall and Devon.

In all directions from Tregadillett there is scenery of outstanding natural beauty. To the north is the stunning rugged North Cornish coastline famed for quaint former fishing villages and popular family surfing beaches. To the west are the wide open spaces of Bodmin Moor ideal for walking and riding and to the east Dartmoor National Park. Running southwards the Tamar Valley steeped in 18th Century mining history and renowned for Salmon fishing empties into Plymouth Sound with all its yachting activity.

Exeter, 44 miles by continuous dual carriageway provides Intercity Rail Link, International Airport and M5 motorway link. Plymouth to the south, some 28 miles, provides Intercity Rail Link and Continental Ferry Port.

Description

Cracky Hill Cottage is of rendered solid wall elevations beneath a pitched roof with natural slate cladding having established Wisteria to the front aspect. The annex which was the original barn to the house, is a single storey dwelling with natural slate roof and conservatory extension. Together the property is perfect for dual occupancy families or home with a holiday letting income unit.



The cottage has tremendous vernacular character and charm with exposed beamed ceilings, stonework, inglenook fireplace and window seats. The annex provides a quality one bedroom detached independent property in excellent condition, well fitted and finished and with a superb conservatory extension to the front.

There is a generous off road gravelled parking / turning area and the main area of garden sits to the rear being primarily level and enjoying total privacy with Rose arch and Pergola. The property has oil fired central heating provided by radiators throughout.

Accommodation

Cracky Hill Cottage

Entrance via wooden stable door into:-

ENTRANCE PORCH

Dual aspect with single glazed windows to the front elevation, flagstone flooring and solid wooden door into:-

SITTING ROOM

Two windows to the front elevation both having window seat, two radiators, impressive inglenook fireplace with stone surround and mantle over, inset wood burning stove on slate hearth, built-in display cabinets with coloured glass fronts set in alcove, ceiling beams and stairs rising to the first floor with under stair storage. Door into:-

KITCHEN

Dual aspect with windows to the side and rear elevations enjoying delightful views over the garden. Range of base and eye-level units with work surface over, inset Belfast sink with individual taps, space and plumbing for washing machine, space for tumble dryer, freestanding electric oven with four ring hob, oil fired Aga providing central heating and hot water with tiled splash backs. Space for fridge and freezer, tiled flooring, exposed ceiling beams and stable door leading to the rear porch. Door to:-

DINING ROOM

Dual aspect with window to the side elevation and sliding patio doors leading to the garden beyond. Radiator, ceiling beams and Velux roof window. This room also has the potential to be created into a Granny annexe subject to necessary planning consents. Door into:-

UTILITY / STUDY / BEDROOM

Window to the side elevation and folding door to:-

EN-SUITE

Low level W.C., corner wash hand basin with mixer tap over and storage below. Fully tiled corner shower cubicle with mains shower over having waterfall style head and separate hand held attachment. Tiled walls and tiled floor.

REAR PORCH

Single glazed window to the rear elevation and part glazed wooden door leading to rear garden.

FIRST FLOOR LANDING

Doors to all rooms. Built-in storage and radiator.

MASTER BEDROOM

Window to the rear elevation enjoying delightful views over the garden and countryside beyond. Radiator, loft hatch, range of built-in storage and opening into:-

EN-SUITE

Traditional low level W.C. with high cistern, fully tiled corner shower cubicle with electric shower over and vanity sink with individual taps over and storage below. Window to the rear elevation, heated towel rail and loft hatch.

BEDROOM

Window to the front elevation with deep sill, exposed ceiling beams and built-in storage.

BEDROOM

Window to the front elevation with window seat, exposed ceiling beams and loft hatch.

FAMILY BATHROOM

Window to the front elevation with deep window sill. Freestanding roll top bath with individual taps over, sink in vanity unit with individual taps and storage below, low level W.C. and part tiled floors. Exposed ceiling beams.

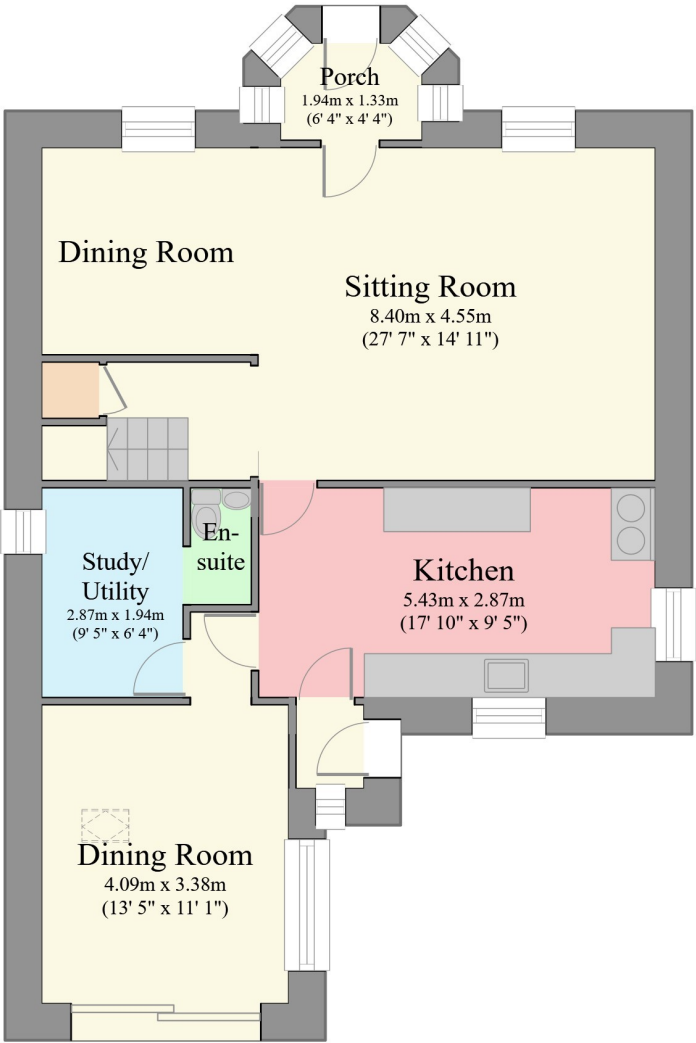




Floor plan

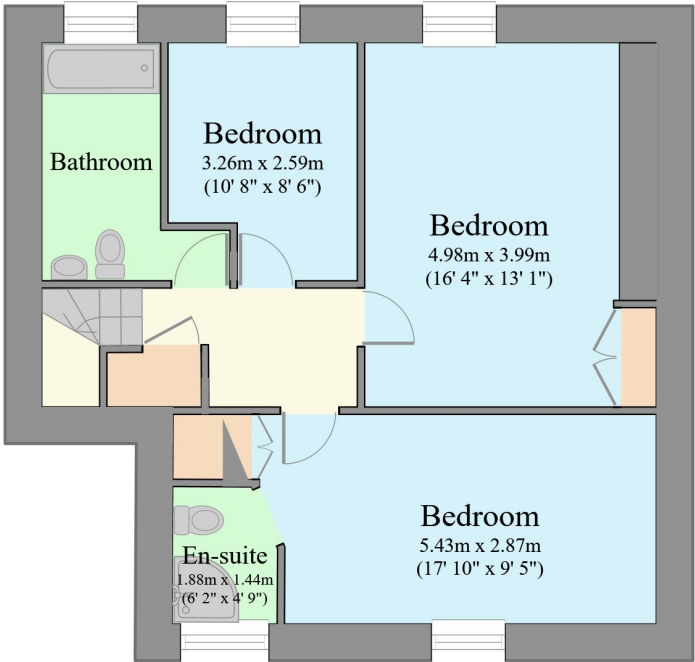
Total floor area 142.8 sq.m. (1,537 sq.ft.) approx

Floor plan for identification purposes only, not to scale



Ground Floor

Floor area 81.2 sq.m. (874 sq.ft.) approx



First Floor

Floor area 61.6 sq.m. (663 sq.ft.) approx

Outside

The property is approached via a gravelled driveway providing off road parking for numerous vehicles. The gardens wrap around to the front, side and rear being well stocked with a variety of mature flowers, shrubs and plants. Directly off the dining room there is a delightful and secluded Pergola with adjoining Rose arch being the perfect spot for outdoor dining and entertaining. From there steps lead up to the remainder of the garden being mainly laid to lawn with Cherry and Plum tree. There is a chicken coop in the rear garden and sizeable Garden Shed. Pleasant patio area and two ponds in the garden.

The Barn

Entrance via part obscure glazed door into:-

SITTING ROOM

Exposed ceiling beams, inset wood burning stove with stone surround and mantle over set on slate hearth. Solid slate flooring, dual aspect with window to the front elevation and Velux. Two electric storage heaters and storage cupboard. Door into bedroom and double glass doors to conservatory. Opening into:-

KITCHEN

Range of base and eye level units with roll top work surface over incorporating one and a half bowl sink and drainer with mixer tap, glass fronted display cabinet, integrated electric oven with four ring hob, space and plumbing for washing machine, space for slim-line fridge, extractor fan and Velux.

CONSERVATORY

Triple aspect with windows to the front and side. Door leading to courtyard garden, tiled floor, radiator and exposed stonework.

BEDROOM

Dual aspect with window to the front elevation and Velux. Solid slate flooring, electric storage heater, built-in storage cupboard and freestanding roll top bath with mixer tap and shower attachment over. Door into:-

EN-SUITE SHOWER ROOM

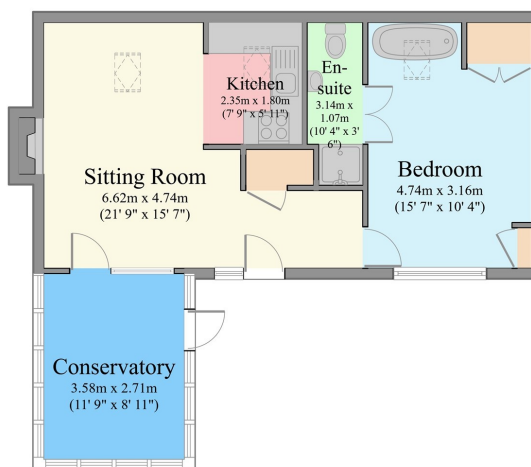
Low level W.C., sink with vanity unit and storage below, double shower cubicle with mains shower over having waterfall style head and separate hand held attachment. Heated towel rail, extractor fan and solid slate flooring.

Outside

A relatively low maintenance courtyard with screened trellis facing south / south-east.

Tregadillett, Launceston, PL15

Total floor area 55.1 sq.m. (593 sq.ft.) approx



Ground Floor
Floor area 55.1 sq.m. (593 sq.ft.) approx



Services

Mains electricity, water and drainage. Oil fired central heating provided by the Aga.

-  **EE Rating** - Cracky Hill Cottage - E The Barn - D
-  **Council tax band** - Cracky Hill Cottage - E The Barn - A
-  **Directions**
What3Words – emotional.clots.grandson
-  **Virtual Tour** - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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