

KIVELLS

Little Trethinna

Altarnun, Launceston, Cornwall, PL15 7SY





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Offers Over: £600,000

Charming Grade II listed detached character cottage

Immaculately presented throughout, whilst retaining many original and character features

Detached stone built annexe / studio offering excellent potential

Beautiful well established wrap around gardens, thoughtfully landscaped with numerous seating areas for enjoying the tranquil surroundings

Well sized double garage / workshop and log store

Set in approximately 1 acre of grounds with wonderful far reaching countryside views

No onward chain and EPC Rating - E



Situation

Launceston

Altarnun is a well renowned village within 5 minutes' drive off the A30, providing access to Devon and beyond and the rest of Cornwall.

A commute to Plymouth or Truro takes 45 minutes. The surfing beaches and cliffs of the North Cornish coast are 25 minutes away, as is the National Rail connection at Okehampton with rail connections to Plymouth, Exeter and London, and air connections at Newquay and Exeter.

There is a local primary school in Altarnun, with a variety of schools in Launceston and Tavistock. Local supermarkets in Bodmin and Launceston are some 13 and 10 miles away.

The property is a stone's throw away from Altarnun, with its famous Church, the 'Cathedral of the Moors', its village Post Office, coffee shop, two pubs, vibrant community and very active village and Church Halls.



Description

Charming Grade II listed detached country cottage

A truly charming Grade II Listed detached country cottage, beautifully positioned within a peaceful rural hamlet and set within approximately an acre of established gardens, paddock and grounds, with wonderful far-reaching views across the Inny Valley. Full of warmth and character, the property has been immaculately presented throughout, whilst retaining a wealth of original features including exposed wooden beams, slate flooring and attractive granite detailing. The accommodation briefly comprises a welcoming living room, second reception room, kitchen / diner, utility room and bathroom, with three bedrooms and a further family bathroom on the first floor. A particular feature is the detached stone-built studio, which has been tastefully converted and offers a wonderfully versatile space for use as a home office, studio, guest accommodation or potentially an annexe, subject to the necessary consents.

Outside, the property is surrounded by beautifully established wraparound gardens, thoughtfully landscaped with mature planting, lawns and numerous seating areas. There is an east-facing patio, wraparound decking and charming rear courtyard, providing plenty of spaces to relax and enjoy the tranquil surroundings.

Beyond the main gardens lies a generous paddock-style area and productive orchard with fruit and specimen trees, all enjoying stunning countryside views. The grounds also benefit from a productive polytunnel, well-sized workshops, powered two-bay mower shed and log store. Offering a wonderful combination of period charm, privacy, space and versatility, this delightful country home provides an idyllic rural lifestyle in a truly peaceful setting, with the added benefit of being offered for sale with no onward chain.



Accommodation

The Room Guide

LIVING ROOM:

Solid handmade wooden front door. Window to the front elevation with window seat and shutters. Superb granite open fireplace housing a multi fuel burning stove on a slate hearth. Exposed painted beams, slate flooring, radiator, wall lights, space for living room furniture and door leading into:-

SECOND RECEPTION ROOM:

Triple aspect room with two windows to front having deep polished Beech sills and patio doors onto decked terrace enjoying superb countryside views. Magnificent exposed vaulted ceiling with wooden beams. Exposed stonework, woodburner on slate hearth, engineered Oak flooring, spotlights and two radiators.

KITCHEN / DINER:

Step from the Living Room gives access with windows to the front elevation. Exposed stone, exposed painted beams, radiator, slate flooring and heated towel rail. Range of base and eye-level units with granite work surface over having inset stainless steel sink with drainer, integrated dishwasher, wine fridge, space for fridge and inset hob with double oven below and extractor fan above. Spotlights, window seat to the rear elevation, slate flooring and door to under stair storage cupboard. Wooden door from the dining area leads to:-

REAR ENTRANCE LOBBY:

Stable door to the rear garden. Slate floor, spotlights and door leading into:-

SHOWER ROOM:

Obscure window to the rear elevation. Suite of close coupled W.C., wall hung sink with mixer tap and walk-in shower cubicle with rainfall shower head. Floor to ceiling tiled surround, heated towel rail, spotlights and slate flooring.



Accommodation

The Room Guide

UTILITY AREA:

Accessed from the entrance hall. Window to the rear elevation. Base units with solid wood worktop over having inset stainless steel sink with mixer tap and drainer, half height tiled splash backs, space for washing machine and tumble dryer. Radiator, wall mounted Worcester LPG combination boiler, slate flooring, space for tall fridge freezer, spotlights and access to loft hatch.

FIRST FLOOR LANDING :

Stairs rise from the kitchen. Doors leading to all first floor rooms, exposed beams, carpeted, wall lights, loft hatch, radiator and door into:-

BEDROOM ONE:

Window to the front elevation with window shutter and exposed stone work. Carpeted, two radiators, exposed beams, two built-in wardrobes, pendant light and carpeted. Space for double bed and bedroom furniture.

BATHROOM:

Window to the front elevation with window shutters. Attractively fitted with solid Beech cupboard units and marble surfaces with suite of wooden panel enclosed bath with separate taps, shower above and glass screen, W.C. and storage cupboard with worksurface over having inset sink with mixer tap. Exposed stonework, exposed beams, wall lights, heated towel rail and vinyl flooring.



Accommodation

The Room Guide

BEDROOM TWO:

Window to the front elevation with window shutters. Exposed beams and exposed wooden flooring, radiator, wall lights, space for double bed and bedroom furniture.

BEDROOM THREE / OFFICE:

Window to the front and side elevations both with window shutters. Exposed beams, radiator, carpeted and wall lights. Recessed wardrobe with hanging rail. Currently used as an office, but could be a further bedroom.

ANNEXE:

uPVC door gives access into:-

BEDROOM / LIVING ROOM:

Window to the front elevation. Exposed wooden beams, LVT flooring, underfloor heating, Wi Fi and electric radiator. The kitchen area has window to the front elevation. Base units with worksurface over having inset sink and drainer, inset hob with extractor fan above, door into storage cupboard and door into:-

SHOWER ROOM:

Velux window. Close coupled W.C., vanity hanging sink with mixer tap and corner shower with splash backing. Exposed beams, spotlights, under floor heating, extractor fan and heated towel rail.



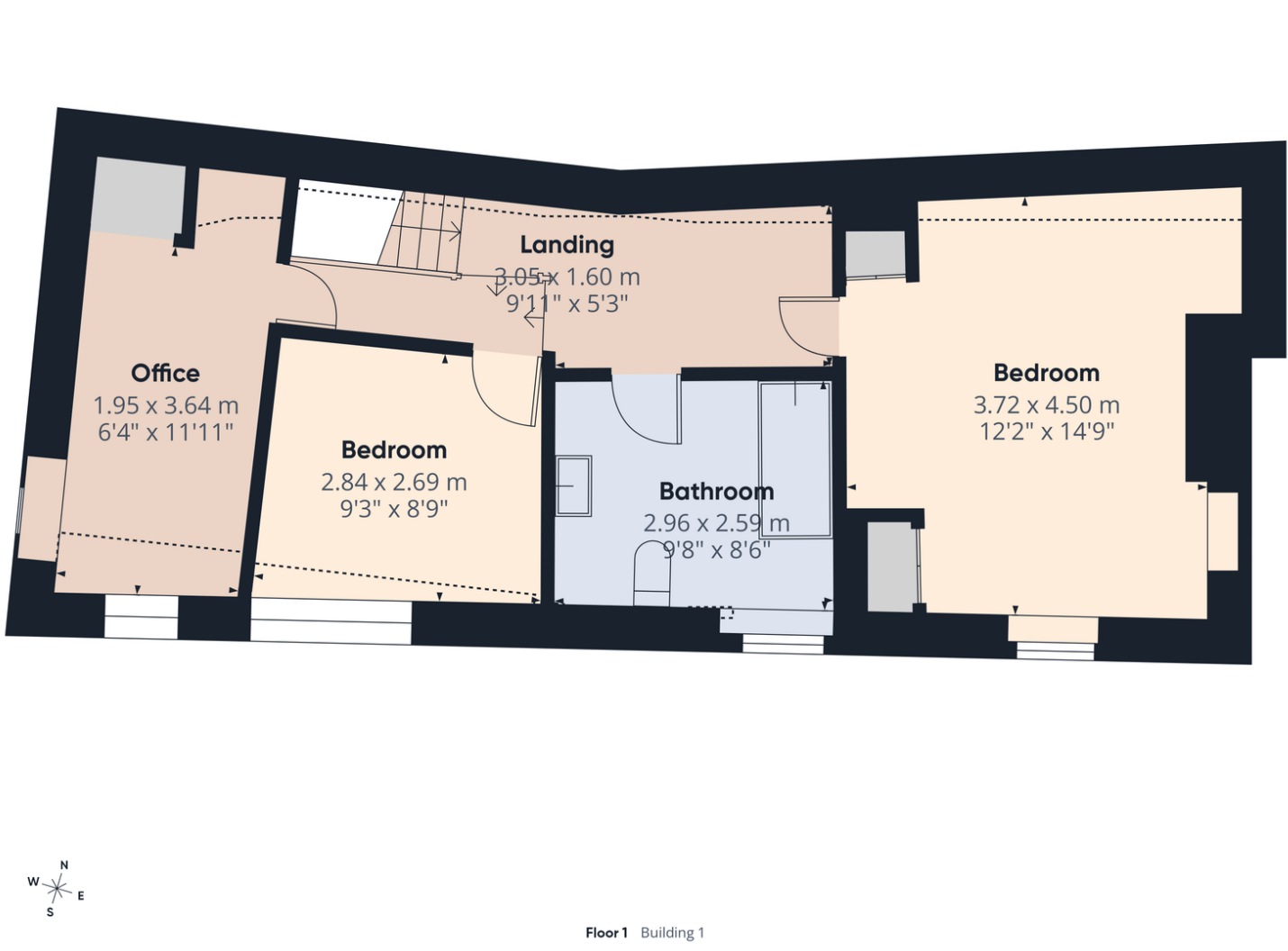
Floor Plan

See The Layout

Ground Floor



First Floor



Outside

The property is approached through double gates, opening onto a sweeping gravel driveway providing generous parking for several vehicles to the front. A central path, bordered by an attractive array of established shrubs and mature planting, leads to the main entrance, with a gravel seating area creating a welcoming approach. To the front, an east-facing patio provides a delightful spot for morning coffee, making the most of the early sunshine. Adjacent to the annexe / studio is a useful block-built shed, together with a partially enclosed log store. A wraparound decked seating area positioned close to the house provides an excellent space for outdoor entertaining and al fresco dining during the warmer months. To the rear, a further paved courtyard garden offers additional seating and is ideally positioned to capture the late afternoon and evening sun. The upper garden is predominantly laid to lawn, complemented by a well-established selection of shrubs, bushes and specimen trees. The principal gardens extend to the rear of the property, where the grounds continue over gently split levels and are accessed via a pedestrian gate. This generous, paddock-style area provides a wonderful sense of space and includes a number of mature specimen trees, together with an established orchard planted with a variety of fruit trees, as well as a striking monkey puzzle tree. From this elevated position, the grounds enjoy exceptional far-reaching views across the Inny Valley. A substantial two-bay timber mower shed, equipped with power and lighting, offers excellent storage and practical versatility. There is also a productive polytunnel, providing an ideal environment for growing a range of plants, fruit and vegetables.



Additional Information

Useful Property Information

SERVICES:

Mains Water | Mains Electricity | Private drainage via septic tank| LPG gas heating |

VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

Virtual Tour available on request.

DIRECTIONS:

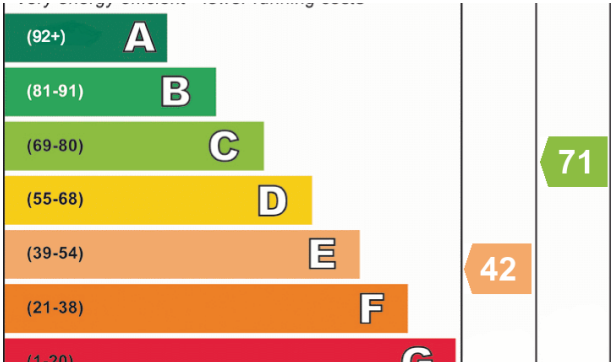
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EE RATING: E

COUNCIL TAX BAND: E

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KIVELLS



2 Broad Street, Launceston, Cornwall, PL15 8AD
01566 777777 | launceston@kivells.com | kivells.com