

Virginia Cottage, Trewint,
Launceston, Cornwall, PL15 7TG

Guide Price £340,000 Freehold





A much improved and attractive stone cottage with delightful gardens, in the heart of a convenient hamlet

- No Onward Chain
- 3 Double Bedrooms
- Lounge & Dining Room
- Kitchen & Utility
- Studio/Bedroom 4
- Off Road Parking for 2 Vehicles
- Attractive Cottage Style Gardens
- EPC E & Council Tax A

SITUATION In a most convenient location in the hamlet of Trewint, which is in the heart of Bodmin Moor, 12 miles from the North Cornish Coast and 21 miles from the South Coast. The local pub and primary school are at Five Lanes. The general store, post office, coffee shop, and church are in the village of Altarnun, less than a mile from the property.

The former market town of Launceston is only 8 miles to the east with supermarkets, doctors, dentist and veterinary surgeries together with leisure centre and numerous sporting and social clubs.

The A30 provides access to the Cathedral cities of Truro and Exeter. At Exeter there is access the M5 motorway network, mainline railway station serving London Paddington and an international airport.

DESCRIPTION A beautifully presented property, which has been subject to much expenditure and improvement by the current vendors to include the installation of a biomass boiler, central heating system and solar thermal panels, successfully improving its green credentials.

The comfortable and adaptable accommodation is illustrated on the floorplan and comprises: entrance porch with stable doors into the dining room with a fireplace housing the biomass wood pellet boiler (for central heating and hot water) and stairs rising to the first floor. Opening into the kitchen which has a range of base and wall mounted units, inset 1½ bowl stainless steel sink and electric range cooker. The utility room has a range of base and wall mounted units with work surfaces and appliance space for washing machine and tumble dryer. Door into the bathroom comprising of a panel enclosed bath





with inset shower and glass shower screen, low flush WC and wash hand basin.

From the dining room door into a most cosy lounge with fireplace containing multi fuel burner and door into an additional room with door to rear garden.

The first floor has three double bedrooms each with radiators, 2 with inset wardrobes and views over the garden, front and side of the property.

OUTSIDE The gardens are a most impressive feature of the property, laid mainly to lawn with well-defined wall and fence boundaries, patio areas, mature planting, attractive inground pond and a useful storage shed. To the rear of the property is a wood store.

There are two off road parking spaces on the opposite side of the lane to the property, one of which has a timber/galvanised sheet carport.

SERVICES Mains water, drainage and electricity. Double glazed throughout. Biomass wood pellet boiler for central heating and hot water. Solar thermal panels. Full EPC available on request. For broadband connection and mobile coverage: visit Ofcom website.

Please note the Agents have not tested or inspected these services.

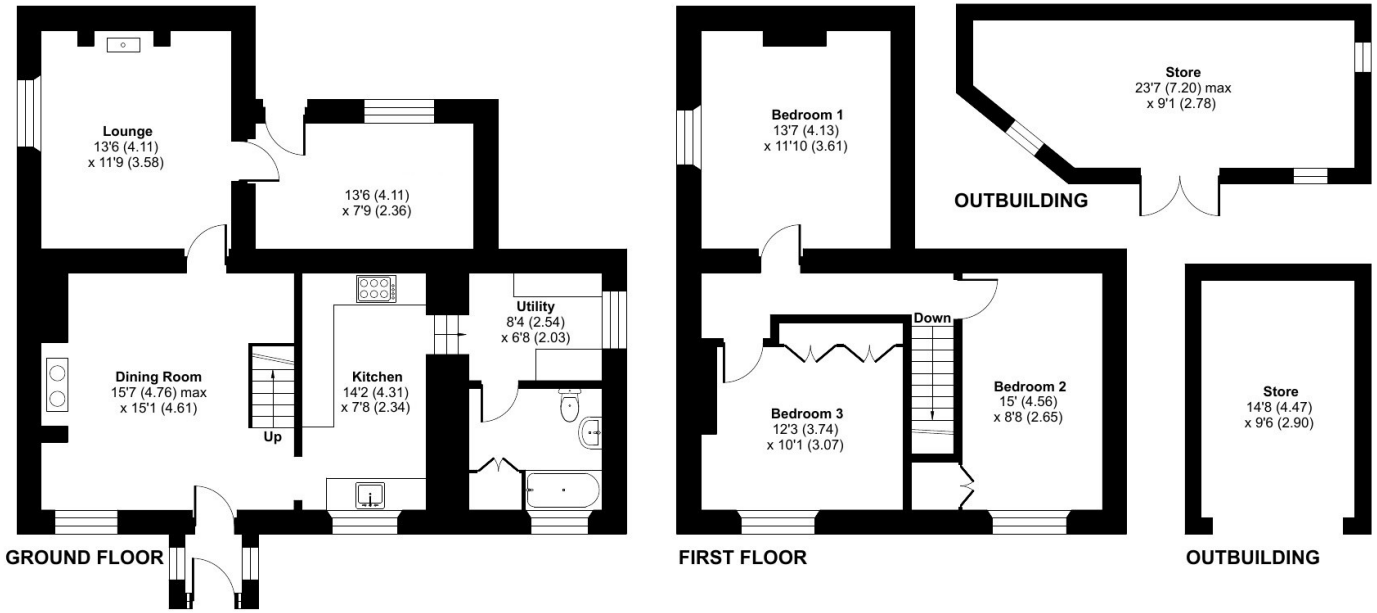
VIEWINGS Strictly by prior appointment with the Vendor's appointed Agents, DJR Estate Agents and Auctioneers.

DIRECTIONS From Launceston head west along the A30 for approximately 7 miles, taking the exit signposted Altarnun, Five Lanes and Trewint. Follow the signposts to Trewint and on entering the hamlet, take the second turning on the left with the brown tourist sign. Follow the lane where the property will be found on the right-hand side.

Sat Nav: PL15 7TG
What3Words:/// taskbar.regard.image

rightmove ZOOPLA OnTheMarket PrimeLocation.com

Approximate Area = 1378 sq ft / 128 sq m
Outbuildings = 339 sq ft / 31.4 sq m
Total = 1717 sq ft / 159.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd . REF: 1438513





For more information or to arrange a viewing, please contact us:

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