

Old Well Cottage | Lezant | Launceston



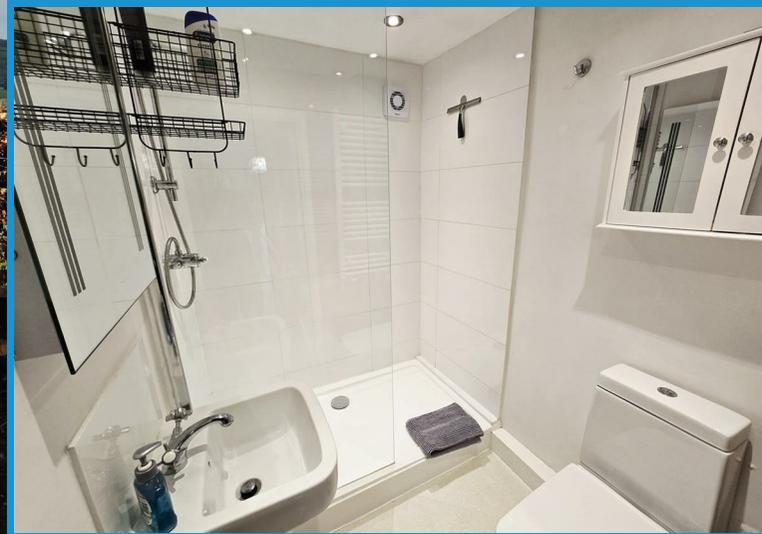


Situated in a peaceful country lane position with no near neighbours is this beautifully appointed 3 bedroom detached character cottage set in a generous plot with wonderful far reaching views. The accommodation features 2 reception rooms which includes a spacious traditional dining room with a stone fireplace with inset wood burner alongside an impressive modern living room extension, which is dual aspect with sliding doors at the rear overlooking the garden and country views beyond.

The property has parking at the side on a hardstanding with additional parking at the top of the garden via a gated entrance with provision for numerous vehicles. The gardens are a real feature of the property, offering great space and variety, being predominately laid to lawn with a raised patio and sheds to the higher side of the cottage. To the other side of the property there are further gardens to include a log store, greenhouse and vegetable patches.

The living accommodation includes the 2 impressive reception rooms, the dining room being a generous size with plenty of character and the extension offering a light and modern feel and open views with a wood burner. There is an impressive open-plan kitchen and breakfast room with a stylish modern kitchen and a dual aspect outlook with a door to the rear. There is a front porch with space for coats and shoes. A door provides access to a side hallway and utility room with space for appliances and a door into a ground floor bathroom.

On the first floor there are 3 bedrooms, all of which enjoy a wonderful rural country outlook. There is a modern well appointed shower room and overstairs storage cupboard. The property benefits from solar panels on the extension.



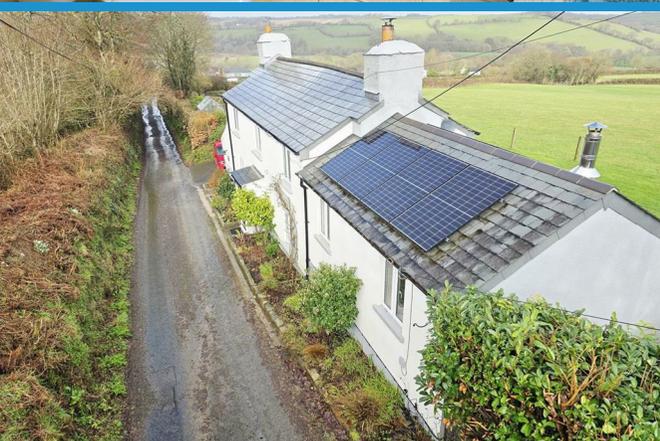
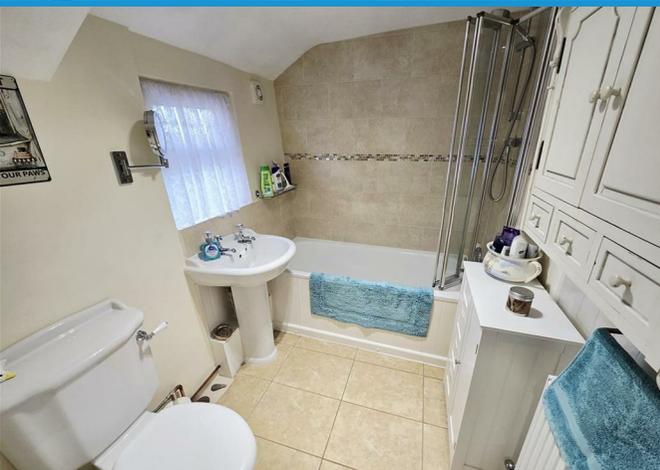
- Peaceful Country Lane Position
- Detached Cottage
- Full Of Character
- Far Reaching Views
- Ample Parking
- Property Owned Solar Panels
- 2 Reception Rooms
- Open Plan Kitchen / Dining Room
- Large Garden

Situation

The property is set in Lezant which is a pretty East Cornwall village which lies roughly 5 miles away from the market town of Launceston. Local amenities include Tre Pol Pen a popular Farm Shop, The Springer Spaniel Public House in Treburley and a local primary school in the neighbouring village of Trekenner. The village offers good access to the A388 which leads to the City of Plymouth and also the A30 which links to the West of Cornwall and into Devon. Referred to as 'the gateway to Cornwall' Launceston is centered one mile (1.6 km) West of the River Tamar. Launceston has great access to the beautiful Coastline. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional 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 postal code for the property is PL15 9PW. From the village driving in from the A388, take the left hand turning and the cottage can be seen on your left hand side. What3Words - desktops.passenger.yacht



Front Porch

Kitchen / Breakfast Room
17'6" x 11'11" (5.35m x 3.64m)

Utility Area / Inner Hall
7'2" max x 4'4" (2.19m max x 1.34m)
1.34m narrows to 0.94m

Bathroom
7'1" x 5'8" (2.18m x 1.73m)

Dining Room
12'11" x 11'10" (3.94m x 3.63m)

Living Room
17'8" x 12'4" (5.40m x 3.78m)

First Floor

Bedroom 1
12'3" x 9'11" (3.74m x 3.04m)

Bedroom 2
8'9" x 6'7" (2.67m x 2.02m)

Bedroom 3
11'7" x 6'9" (3.54m x 2.08m)

Bathroom
6'1" x 4'9" (1.87m x 1.47m)

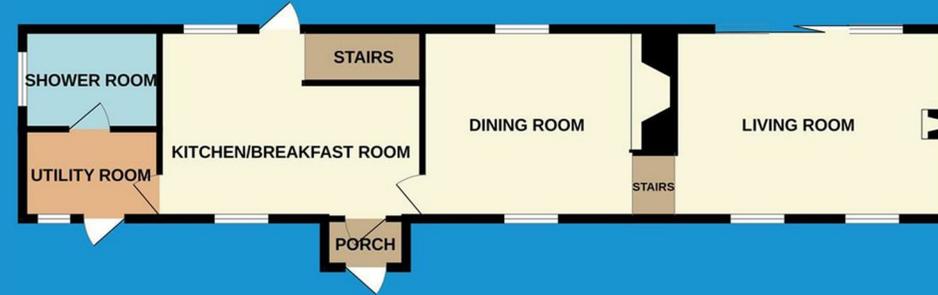
Services

- Mains Electricity and Water.
- Private Drainage - Septic Tank Located In The Garden.
- Council Tax Band C
- Central Heating Type - Oil
- Solar Panels Are Owned By The Property - 3.2 Kwms
- Battery 5kws (Fitted in 2023)

Agent Note

The property was built in the late 18th century. The property is stone with some cob.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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.