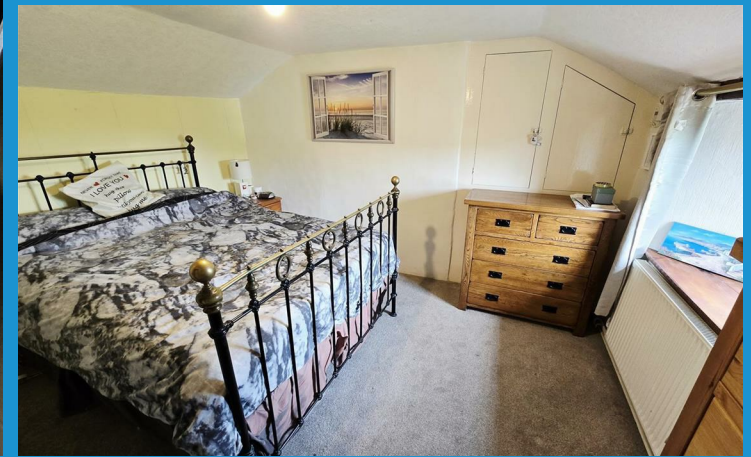




Warbstow | Launceston



Town • Country • Coast



A spacious and well presented 3 bedroom detached character cottage situated in a peaceful village location with off-road parking at the front, garage and workshop at the side and an enclosed garden at the rear.

The property is accessed via a gateway at the side, with a door into the property via a porch leading into the kitchen and dining room which is an impressive, spacious open-plan room with a wealth of character features including beamed ceilings. In the kitchen there is a range of base level units and a larder with stairs to the first floor and a dining area providing ample space for a table and chairs. A doorway leads into the dual aspect living room which has beamed ceilings and a feature fireplace with an inset wood burner.

On the first floor there are the 3 bedrooms, all of which have front facing windows looking over the garden and the countryside beyond. All 3 bedrooms share the family bathroom with a useful storage cupboard on the first floor. There is a parking area at the front of the cottage, in front of the garage/workshop. At the rear there is a patio area where there is a stone outbuilding, providing a useful log store.

There is an extensive lawned garden with a feature pond and a range of plants and shrubbery alongside a polytunnel and greenhouse. The garden offers a good degree of privacy with an established hedgerow border. The property features double glazed windows and central heating and has no onward chain.



### Situation

Warbstow is a popular North Cornwall village with a strong sense of community and has a primary school alongside a community centre. The nearest Public House is The Wilsey Down at Hallworthy. The property offers good access to Launceston and the coastal town of Bude. Launceston has a range of supermarkets, schools and shops in the town centre. Warbstow also offers good access to the lush sandy beaches on the North Coast and the picturesque villages of Boscastle, Tintagel and Crackington Haven.

### Directions

The postal code for the property is PL15 8UP. From the Hallworthy end, follow the road into Warbstow and take the first right hand turning, which is almost back on yourself and heading towards the Primary School. Drive past the school and the property can be seen on your left hand side.

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**Entrance Porch**

**Kitchen / Breakfast Room**  
20'2" x 12'2" (6.17m x 3.73m )

**Living Room**  
18'9" x 12'8" (5.74m x 3.87m )

**First Floor**

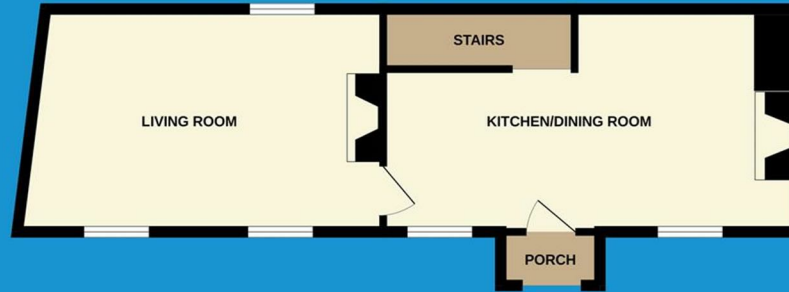
**Bedroom 1**  
12'2" x 10'0" (3.71m x 3.05m )  
3.05m narrows to 2.64m

**Bedroom 2**  
10'11" x 9'6" (3.34m x 2.91m )

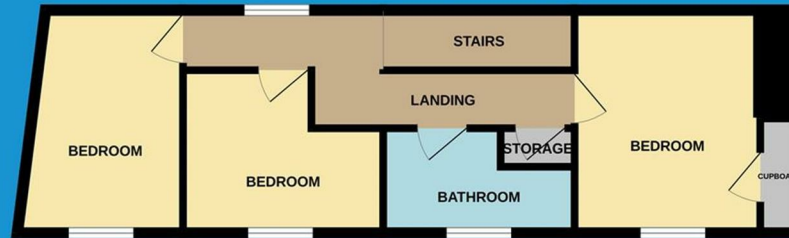
**Bedroom 3**  
12'8" x 7'1" (3.87m x 2.16m )  
Irregular Shape

**Services**  
Mains Electricity, Water and Drainage.  
Council Tax Band B  
Central Heating Type - Oil

**Ground Floor**



**First Floor**



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

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.

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