





A wonderful opportunity to purchase a detached two/three bedroom detached character cottage situated in an idyllic country lane location with circa half an acre of gardens offering seclusion and privacy with no near neighbours. The property retains much of its original character features including beamed ceilings and fireplaces with later additions providing additional living accommodation.

This charming property has accommodation which offers much flexibility for potential buyers. There is an impressive dining room with feature fireplace and pellet stove which is open plan to the kitchen. The kitchen is a lovely room, with a sloping ceiling and velux window providing plenty of light and a country style modern kitchen. From here there is access into the living room which has exposed timbers and full width doors providing a pleasant aspect looking out to the rear across the garden.

From the dining room there is a doorway through to another living room, again with a feature fireplace with log burner, and a room currently utilised as a third bedroom by the current owners. At the side of the property, there is a utility room providing space for coats, boots, etc where the central heating boiler can be found. To the other side of the property, there is a hallway recess with space for appliances and a door into the bathroom. On the first floor there are two spacious double bedrooms, both of which have vaulted ceilings with exposed 'A' frame beamed ceilings and front facing windows alongside built-in storage.

There is ample parking and turning space at the side of the property with gated access into the garden. The garden is laid mainly to lawn with a range of plants, shrubbery and trees. There is a feature pond and a useful log cabin with front deck. At the far end of the garden there is access to the River Kensey, an ideal spot for a picnic or cup of tea!



- Detached Character Cottage
- Ample Off Road Parking
- 3 Bedrooms
- Original Character Features
- Country Style Kitchen
- Circa of around Half an Acre of Gardens

Situation

Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsular and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. 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.





Ground Floor Entrance

Dining Room

11'5" x 10'4" (3.50m x 3.15m)

Kitchen

17'1" x 9'9" (5.21m x 2.98m)

Living Room/ Garden Room

15'6" x 10'7" (4.74m x 3.23m)

Utility Room/Porch

14'9" x 6'6" (4.50m x 2.00m)

Bedroom/Living Room

12'4" x 11'3" (3.77m x 3.45m)

Side Hallway

7'6" x 2'8" (2.30m x 0.83m)

Bathroom

9'5" x 5'7" (2.89m x 1.72m)

First Floor Landing

Bedroom 1

13'4" x 11'8" (4.08m x 3.57m)

Bedroom 2

11'8" x 10'11" (3.58m x 3.35m)

Services

Mains electricity.

Private drainage, water and gas.

Council Tax Band C.



Ground Floor



First Floor Landing



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	24	
(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.