



Bidlake Cottage



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Germansweek, Beaworthy, EX21 5BP

Launceston 13.2 miles - Okehampton 10.4 miles - Tavistock 16.4 miles

An extended and beautifully presented detached period cottage offering a blend of original character and modern living, set in a peaceful village with no onward chain.

- No onward chain
- Open plan kitchen/dining room
- Utility room
- Delightful, well-maintained gardens
- Council Tax Band: D
- 3 double bedrooms
- Sitting room
- Popular village position
- Off-road parking via gated access
- Freehold

Guide Price £435,000

Bidlake Cottage enjoys a peaceful position in the heart of the charming rural village of Germansweek. The property lies within easy reach of the popular Roadford Lake and has excellent access to the A30, making it well connected to the wider region. The nearby village of Bratton Clovelly is approximately 3 miles away, while the larger towns of Launceston and Okehampton are within 13 and 10 miles respectively.

The Cottage is an attractive and substantially extended period home, thoughtfully refurbished to blend 18th-century charm with the comforts of contemporary living. This delightful Grade II Listed thatched residence showcases a wealth of original features, including exposed beams, a stone fireplace with bread oven, a mixture of double glazed and wooden windows that also consists of window seats, while offering light-filled, spacious accommodation throughout.

The layout is versatile and beautifully presented. The ground floor includes a welcoming entrance hall, an impressive open-plan kitchen/living room with French doors to the terrace, a characterful sitting room, a large utility room, a stylish shower room, and two well-proportioned double bedrooms.

Stairs rise to the first floor master bedroom, a charming space with vaulted ceiling and exposed timbers, which benefits from an en suite bathroom.

This unique home is offered with no onward chain and presents an excellent opportunity to acquire a charming, characterful cottage in a peaceful rural setting.

Outside, a gated courtyard provides off-road parking, garden shed and the rear terraced garden is attractively landscaped with areas ideal for outdoor entertaining and enjoying the far-reaching rural views.

Services: Mains electricity and water, private drainage via a shared drainage system. Eco electric radiators and LPG burning stove. Broadband: Ultrafast and Standard ADSL, Mobile signal: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

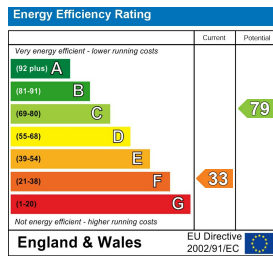
Viewings: Strictly by prior appointment with the vendor's appointed agents, Stags.

Directions: What3words.com: ///hello.each.ecologist





A wide-angle photograph of a large, well-maintained green lawn. In the background, a small house with a thatched roof and a chimney is partially obscured by a dense line of trees and shrubs. The sky is blue with some light clouds. The foreground is dominated by the vibrant green grass, and there are some dark, leafy branches in the bottom left corner.



Kensley House, 18 Western
Road, Launceston, PL15
7AS

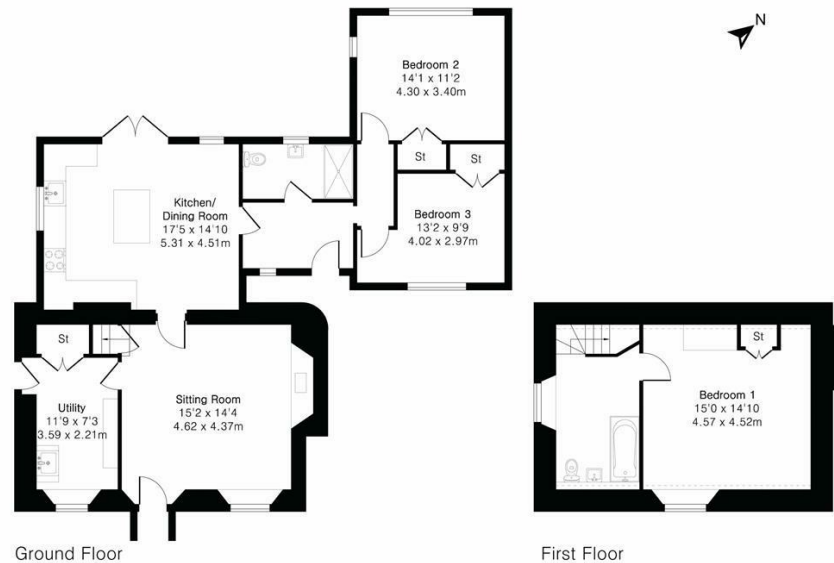
launceston@stags.co.uk

01566 774999

Approximate Gross Internal Area 1382 sq ft - 128 sq m

Ground Floor Area 1047 sq ft – 97 sq m

First Floor Area 335 sq ft – 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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