





Located in a rural position surrounded by open countryside yet within a short drive of Launceston is this charming Grade II Listed cottage. Recently refurbished and updated, both inside and out, the cottage has wonderful views and no neighbours.

You step into a front aspect porch with space for shoes and coats. A door opens into the dual aspect sitting room which has a characterful fireplace and a cloam oven to one side, housing a multi fuel wood burner ready for winter evenings. The front aspect window enjoys uninterrupted views over fields to Bodmin Moor. Under the stairs are useful built in display shelves. Next to the sitting room is the staircase to the first floor. Beyond here is the cottage style kitchen/breakfast room with a range of base level units and a beautiful fireplace (not in use) with granite stonework. There is ample space for a dining table to one side of the room. Adjoining the kitchen is a side hall with doors to a utility cupboard and a beautiful coloured stain glass window. The shower room is side aspect and has a matching 3 piece suite including a separate shower enclosure.

On the first floor are 2 double bedrooms, both enjoying uninterrupted views over open countryside. Both rooms have ample space for freestanding bedroom furniture.

You approach the property via a wooden 5 bar gate which opens on to a driveway that terminates in front of the detached single garage creating ample off road parking. The garden is fully enclosed and adjoins fields to 3 sides offering a high degree of privacy. The gardens are predominately laid to lawn with a path to the front door and offers huge potential for those looking to create a garden to their own taste and style. In total the plot is circa 0.25 of an acre.



- Charming Grade II Listed Cottage
- Totally refurbished inside and out
- 2 double bedrooms

- Fantastic views from both the cottage and gardens
- Rural position with no near neighbours

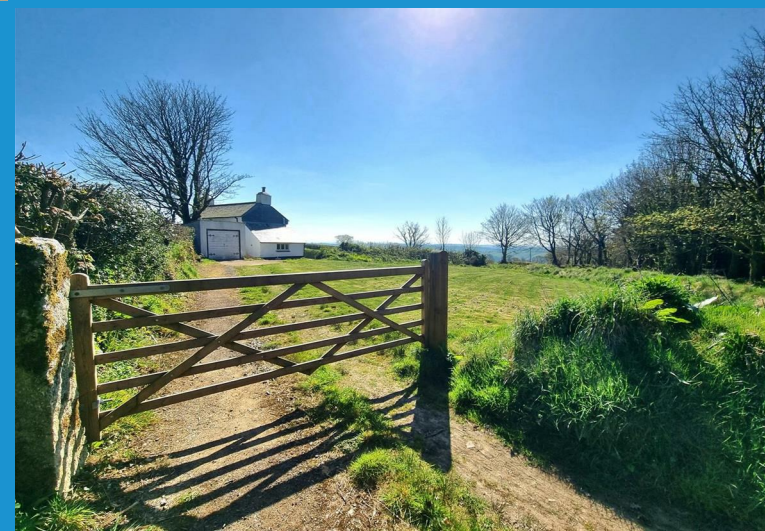
- Sitting room with multi fuel wood burner
- Total plot circa 0.25 of an acre
- No chain

Situation

The property is situated in a rural position outside of the village of Laneast is a short drive away. Laneast is approximately 8 miles from the nearest Town of Launceston where there are a wide range of shopping facilities, amenities and schooling. There is a nearby Petrol Station and Convenience Store just beyond the village and another at Hallworthy. Beyond here there is access to the Atlantic Highway which provides links to Bude and the sandy beaches on the North Cornish coast.

Directions

The postcode is PL15 8QQ. From Launceston head west on the A30 towards Bodmin. At Kennards House junction, take the exit for Wadebridge/A395 and follow the A395. Continue ahead through Pipers Pool and onto Laneast Moor. After a short distance turn left signposted Trespearne. The cottage will be seen a short distance down this road on your left hand side. What Three Words: cloak.pushes.indulgent





Entrance Porch

11'11" x 4'0" (3.65m x 1.23m)

Sitting Room

12'7" x 11'5" (3.84m x 3.49m)

Kitchen / Breakfast

11'5" x 9'11" (3.50m x 3.04m)

Utility Cupboard

Shower Room

7'11" x 6'8" (2.42m x 2.04m)

First Floor

Bedroom 1

12'5" x 11'10" (3.80m x 3.63m)

Bedroom 2

11'10" x 10'1" (3.63m x 3.08m)

Garage

16'11" x 9'1" (5.17m x 2.79m)

Services

Mains Electricity and Water.

Private Drainage - Septic Tank

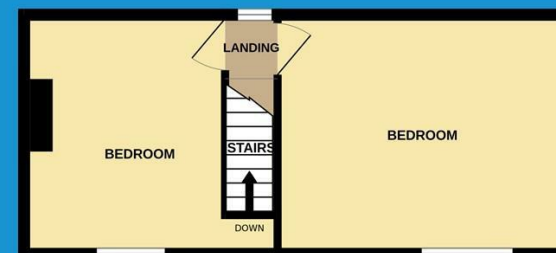
Electric Smart Heaters.

Council Tax Band E

Ground Floor



First Floor





Laneast | Launceston



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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.