

Treebeard Cottage

Trewint | Launceston

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Guide Price £250,000







A 2 bedroom detached character cottage situated in a hamlet location which features an enclosed garden alongside off-road parking. The property features 2 reception rooms full of character features including flagstone slate flooring, beamed ceilings and a fireplace with a wood burner in the living room. This historical property is grade 2 listed.

The property is entered via a porch at the front, with an inner door leading into the dining room which is a welcoming reception room. Here there are the stairs to the first floor and the dining room naturally leads into the spacious living room which has the feature fireplace and log burner. There is a galley kitchen which has range of wall and base units and space for appliances.

To the side there is a hallway which leads into a utility room, with space for appliances and housing the central heating boiler. At the side, there is a garden room with a side door providing access to the garden. On the first floor, there is a landing providing access to both bedrooms, which are double rooms with vaulted ceilings featuring exposed 'A' frame beamed ceilings. Both rooms have wooden exposed floorboards and fitted cupboards and wardrobes. One of the bedrooms has a useful recessed area, ideal for storage overlooking the stairs.

The garden is mainly laid to lawn with a range of plants and shrubbery to the border providing seasonal colour. There is gated access to the front and across the road is a parking area, laid to gravel with a storage shed and a potting shed.







Situation

The property is located in Trewint which is a pretty and historic Cornish Village and the nearby village of Five Lanes has a primary school and public house. Less than half a mile from the property is the picturesque village of Altarnun, which has a village run post office/general stores. At Five Lanes there is access to the A30 trunk road, which links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and international airport. The market town of Launceston is approximately 8 miles to the east of the property, with a comprehensive range of facilities including supermarkets, doctors, dentists, veterinary surgeries, fully equipped leisure centre and a 18 hole golf courses, together with numerous sporting and social clubs. The majestic Bodmin Moor is within 2 miles of the property and provides excellent equestrian and other outdoor pursuits including walking and reservoir sailing. The North Cornish coast is within 18 miles.

Directions

The postcode to the property is PL15 7TG. Exit Launceston using the A30 West Passing through Kennard House and Plusha. Turn off the A30 signposted Altarnun. At the mini roundabout take the 4th exit under the A30. At the next T junction turn left and follow this road into Trewint. Take the 2nd left hand turning into a narrow lane where the cottage will be seen on your right hand side. What3Words:- shins.privately.ordeals

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Entrance Porch

Dining Room
11'6" x 13'0" (3.52m x 3.97m)
3.97m narrows to 3.42m

Living Room
13'6" x 11'3" (4.12m x 3.45m)

Kitchen
11'4" x 6'5" (3.47m x 1.98m)

Inner Hallway

Utility Room
10'0" x 6'11" (3.06m x 2.11m)
2.11m narrows to 0.72m

Storage Cupboard

Bathroom
7'7" x 4'11" (2.32m x 1.51m)

Garden Room
14'3" x 7'6" (4.35m x 2.31m)
2.31m narrows to 0.97m

First Floor

Bedroom 1
13'6" max x 8'7" (4.14m max x 2.62m)

Landing Area
4'5" x 2'8" (1.37m x 0.82m)

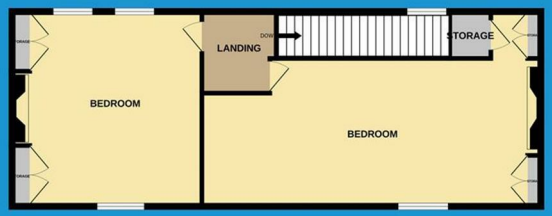
Bedroom 2
11'9" x 11'3" (3.59m x 3.45m)

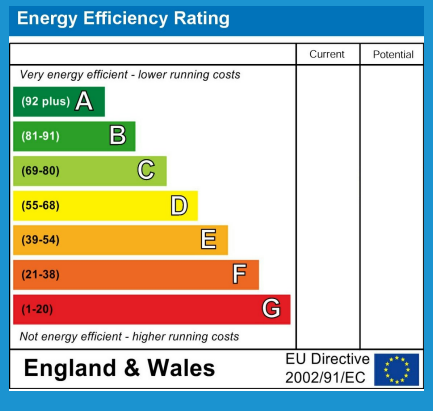
Services
Mains Electricity, Water and Drainage
Council Tax Band

Ground Floor



First Floor











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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.

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