





Full of period character is this 3 double bedroom cottage (not listed), which has recently been refurbished and extended. Outside the cottage has an enclosed rear sunny patio, detached garden and driveway parking.

You enter the cottage through a stable door into a large kitchen/breakfast room with a range of eye and base level units offering plenty of worktop space plus integrated appliances. Leading off the kitchen is a hallway with a wooden staircase to the first floor. The sitting room is dual aspect with a stone fireplace to one end housing a multi fuel wood burner plus wooden ceiling beams and deep window reveals. A doorway takes you through to the rear porch with access to the rear patio and a useful built in cupboard. Also adjoining the kitchen is a separate dining room which is perfect for family gatherings. To one corner is a stair case up to the guest bedroom. Adjoining the dining area is a snug with French doors out to the rear patio and garden. A further door opens into the study ideal for those working from one and a ground floor shower room.

On the first floor are 2 double bedrooms and a family bathroom. The main bedroom is dual aspect and a particularly good size offering ample space for a king size bed and furniture. Opposite this bedroom is bedroom 2 which is a smaller double with a host of built in wardrobes. The family bathroom has a matching 3/4 piece suite including a shower over the bath. Bedroom 3 is located in the first floor above the dining room and is a good size double and currently utilised as a guest room.

In front of the property is driveway parking for 2 vehicles. Adjoining the driveway is an attached single garage. In front of the cottage is a low maintenance garden with mature shrubs and a lovely seating area. To the rear of the cottage is a paved patio area. A paved driveway/path takes you down to the nearby enclosed cottage style garden with mature shrubs which offers a further place to sit and enjoy the piece and quiet.



- Charming refurbished and extended cottage
- Well appointed kitchen with modern units
- Rear sunny patio
- 3 double bedrooms and 2 bathrooms
- Separate dining room with additional snug
- Attached single garage and driveway parking
- Generous sitting room with open fireplace
- Popular village location near to Launceston

Situation

Langore is a pretty village with a green and the nearby village of Egloskerry offering a popular primary school and church. The nearest main facilities are in the market town of Launceston. 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 peninsula 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.

Directions

From Launceston drive up St Stephens Hill and take the signposted turning at the top to Egloskerry and Langore onto Duke Street. Follow this road until you see a right hand turning to Langore, Take the turning and the road leads down into the village. Pass the green area on the left and the cottage will be seen immediately after.



Kitchen

16'2" x 14'0" (4.94m x 4.28m)
 4.94m narrows to 2.59m
 4.28m narrowing to 1.78m

Living Room

13'10" x 13'5" (4.24m x 4.09m)

Rear Porch

4'5" x 4'3" (1.35m x 1.31m)

Dining Room

13'10" x 11'10" (4.24m x 3.62m)

Snug

7'8" x 6'2" (2.34m x 1.88m)

Office

7'4" x 5'3" (2.25m x 1.61m)

Shower Room

7'4" x 5'6" (2.25m x 1.68m)

Bedroom 1

13'9" x 9'6" (4.20m x 2.90m)
 Excluding Wardrobes

Bedroom 2

13'9" max x 11'11" (4.20m max x 3.65m)

Bathroom

7'10" max x 7'1" max (2.39m max x 2.18m max)

Bedroom 3

14'2" x 9'1" (4.32m x 2.78m)
 Excluding Wardrobes

Garage

15'5" x 8'0" (4.71m x 2.44m)

Services

Mains Electricity, Gas, Water and Drainage
 Council Tax Band

AGENTS NOTE

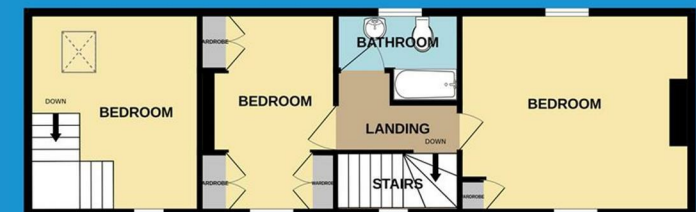
The neighbouring property has a right of access both vehicular & pedestrian over the paved driveway at the rear to access their cottage.
 The property construction is part cob.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Town • Country • Coast



Langore | 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.