



Five Lanes | Launceston | Cornwall



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A 2 bedroom semi-detached character cottage set in a popular village setting with a generous garden wrapping around the side and rear. The property offers great potential for extending the property subject to planning permission.

The garden also features a substantial garage/workshop and is mainly laid to lawn and a generous size with a shed and a range of plants and shrubbery.

The accommodation includes an entrance porch with a door into the living room, which is a cosy room with an open fire. A door leads through to the kitchen and breakfast room where there is a door through to a rear hallway with a door to the courtyard at the side alongside a WC and bathroom. On the first floor there are the 2 bedrooms. The property does require modernisation which would allow a buyer to put their own stamp on the property.



Situation

The property is located in Five Lanes which is a pretty Cornish Village and 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 a 24-hour supermarket, 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 for the property is PL15 7RX. From the A30 heading from Launceston to Bodmin, take the turning signposted to Five Lanes and Altarnun. Turn right at the roundabout and then at the junction turn left and immediately right onto the road through the village. Follow this road along and the property can be found as the last on your right hand side before you leave the village.

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Entrance Porch
5'6" x 4'5" (1.69m x 1.36m)

Living Room
11'6" extends to 15'11" x 11'3"
(3.53m extends to 4.87m x 3.44m)

Kitchen/Breakfast Room
13'0" x 9'10" (3.98m x 3.01m)

Rear Hallway

W/C
5'5" x 3'0" (1.67m x 0.93m)

Bathroom
6'0" x 4'3" (1.84m x 1.32m)

First Floor Landing

Bedroom 1
13'2" x 11'8" (4.02m x 3.56m)

Bedroom 2
16'5" narrowing to 13'8" x 8'6"
(5.01m narrowing to 4.17m x 2.60m)

Services
Mains Electricity, Water and
Drainage
Council Tax Band B

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		16	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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