



The Cottage
Trewint | Launceston



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Full of charm is this character Grade II listed stone cottage within walking distance of open moorland. Offering 3 bedrooms and 2 reception rooms the cottage require minor TLC. There is an enclosed rear garden that is perfect for children and pets.

You step into a reception room with a beautiful stone fireplace housing a range cooker with back boiler. On one wall is a staircase to the first floor and doors taking you into the kitchen and sitting room. The sitting room is a generous size with an attractive solid wood floor and another stone fireplace housing a multi fuel wood burner. To the rear of the property is a galley style kitchen overlooking the rear garden. A door opens into a walk in pantry perfect for additional storage. At the end of the kitchen is a porch which is ideal for white goods, coats and shoes and a door opens out into the garden.

On the first floor are 3 bedrooms and a family bathroom. The main bedroom is front aspect overlooking a public open space. Bedroom 2 is another front aspect double bedroom and finally bedroom 3 is rear aspect offering a glimpse towards the fringes of Westmoor. The family bathroom has a matching 4 piece suite including a separate shower enclosure.

To the side of the property is a pedestrian gate opening into a side path with useful built in open fronted storage used for logs and recycling. The garden is predominately to the rear of the property where you will find a patio area ideal for sitting out on. Steps lead up to an enclosed area of lawn with mature shrubs flanking to either side. There is a further area of garden which has scope to be landscaped to a purchasers own design and style.



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:- pheasants.ranged.pipes

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Entrance Porch

Dining Room
14'0" x 9'2" (4.29m x 2.80m)

Sitting Room
13'10" x 12'5" (4.23m x 3.79m)

Kitchen
15'4" x 7'0" (4.69m x 2.15m)

Pantry
6'11" x 2'1" (2.12m x 0.65m)

Side Porch
6'9" x 3'9" (2.08m x 1.16m)

First Floor

Bedroom 1
14'7" x 10'11" (4.46m x 3.35m)

Bedroom 2
9'9" x 8'10" (2.99m x 2.70m)

Bedroom 3
9'9" x 7'0" (2.99m x 2.14m)

Bathroom
7'6" x 6'11" (2.31m x 2.13m)

Services

Mains Electricity, Water and Drainage.

Council Tax Band A

Central Heating Type - Solid Fuel & Electric Heaters.
The range in the dining room heats two radiators.

Ground Floor



First Floor



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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