

Apple Tree Cottage, Treglasta

Launceston | Cornwall

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Guide Price £350,000







Enjoying a quiet and semi-rural position is this charming detached cottage (Not Listed). Offering extended accommodation including: 3 bedrooms (1 ensuite), a large sitting room and a large kitchen/dining room. The cottage is on the edge of Bodmin Moor and sits in an established garden adjoining open countryside with parking for 3 cars and a garage.

You step into a large entrance hallway, perfect for shoes and hanging coats and office. From here a doorway opens into the inner hall which gives access to the kitchen/dining room, sitting room and ground floor bathroom. The light and airy kitchen/dining room, with French doors to the garden, has a range of eye and base level units, leaving plenty of space for a family dining table. The generous, dual-aspect sitting-room has plenty of period features including: wooden ceiling beams, an inglenook fireplace with a wood burner, cloam oven and a beautiful rustic wooden staircase.

On the first floor are 3 bedrooms. The main bedroom is a good size double with a view over the rear garden and has the added benefit of an ensuite shower room. Bedrooms 2 and 3 have beautifully vaulted ceilings with exposed wooden A frames and deep window reveals.

The cottage is close to the Upper Inney River and has beautiful views to the rear over fields towards a line of mature trees. The established gardens wrap around the cottage to the side and rear and have a number of specimen trees and shrubs creating colour and interest. There are large areas of lawn perfect for children and pets. Leading off the kitchen are two patios ideal for sitting and enjoying the sun. Adjoining the cottage is a large single garage with parking to the front. There is a further area of off-road parking near the front door.







Situation

The property can be found just outside the rural hamlet of Treglasta on the edge of Bodmin Moor. In nearby Hallworthy there is a public house. From the cottage there is great access to the wonderful North Cornish Coast beaches and villages including Altarnun, Crackington Haven Beach near Boscastle, Trebarwith Strand Beach near Tintagel, Port Isaac and Padstow. In busier Launceston, Bude and Wadebridge there are a wide range of facilities including Schooling, Supermarkets and Cinemas. The A30 dual carriageway is a few miles away and provides great access to the rest of Cornwall and Devon including Tavistock, Dartmoor and Exeter.

Directions

The postcode is PL15 8PY. From Launceston join the A30 towards Bodmin and turn off at Kennards House signposted North Cornwall A395. Follow this road through Pipers Pool. Turn Left as you enter Hallworthy signposted Ta Mill/Treglasta. Follow this country road for 1.5 miles and the cottage will be seen on your right after the river bridge. WhatThreeWords:regularly.hotspots.general

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Entrance Hall
9'6" x 7'4" (2.92m x 2.26m)

Bathroom
7'4" max x 5'3" (2.26m max x 1.61m)

Sitting Room
21'5" x 11'6" (6.53m x 3.51m)
Please note this room has low ceiling.

Kitchen / Dining Room
25'5" x 11'10" (7.76m x 3.62m)

First Floor

Bedroom 1
16'3" max x 10'7" (4.96m max x 3.25m)

En-suite
5'7" x 5'0" (1.71m x 1.53m)

Bedroom 2
12'5" x 12'3" (3.80m x 3.75m)

Bedroom 3
8'9" max x 8'4" max (2.67m max x 2.55m max)

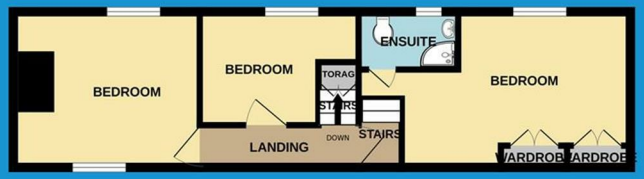
Services
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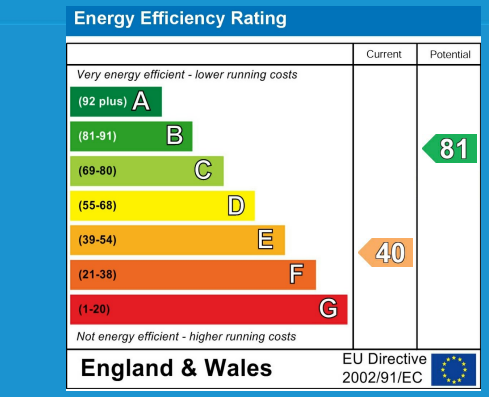
AGENTS NOTE
Please speak to us regarding material information.

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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