



Forge Cottage

Langore | Launceston | Cornwall



Town • Country • Coast



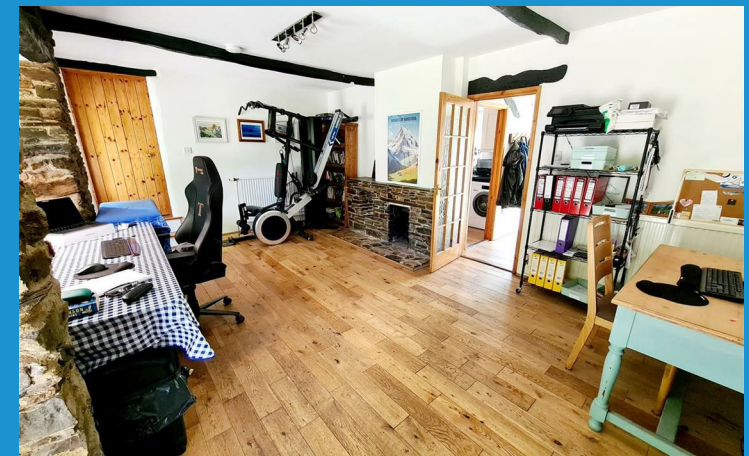
LOOKING FOR A GENEROUS GARDEN? CHARACTER FEATURES? PEACEFUL VILLAGE LOCATION?

This spacious 3 bedroom character cottage is situated in a peaceful village setting with off-road parking and an impressive garden with far reaching views at the rear. The property features 2 reception rooms and a bathroom on the first floor and ground floor.

The garden is a real feature of this property and is generous in size, laid mainly to lawn with a range of plants and shrubbery to the border. The garden is in two sections, loosely separated by a rose arch and the bottom garden features a wildlife pond and seating area with a magnificent view across the valley, the perfect place to relax and unwind.

The property itself is accessed via the front door into a spacious reception room, currently utilised as a home office and gym but could be an additional sitting room or dining room. Steps and a door lead up into the main living room which is another spacious room full of character with a feature fireplace and log burner. A door leads into a rear hallway where there are stairs to the first floor and a door into the porch which in turn leads into the garden. There is a kitchen and breakfast room with steps down to an additional kitchen area with further units. A door leads into an inner hallway where there is the downstairs shower room and a door back into the home office and gym, completing the ground floor accommodation.

On the first floor there are the 3 bedrooms, all of which have fitted wardrobes and the back bedrooms enjoy a lovely view over the garden. There is a useful airing cupboard in the landing and the family bathroom.



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 peninsular 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 and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode for the property is PL15 8LD. 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 where the property will be seen on the right hand side. What Three Words 'logic.gradually.pines' will take you to the property.

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Sitting Room/ Dining Room
20'0" narrowing to 18'11" x 11'8" (6.11m narrowing to 5.78m x 3.56m)

Living Room
18'1" x 11'2" (5.53m x 3.42m)

Hall

Shower Room
6'8" x 5'4" (2.05m x 1.65m)

Kitchen
9'9" x 6'8" (2.99m x 2.05m)

Kitchen / Breakfast Room
12'10" x 8'4" (3.93m x 2.56m)

Rear Hallway

Porch

First Floor

Landing with airing cupboard

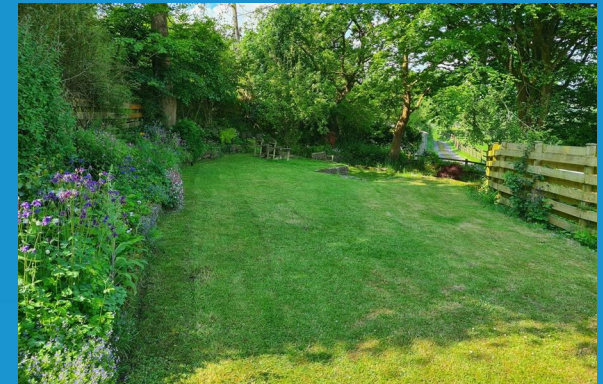
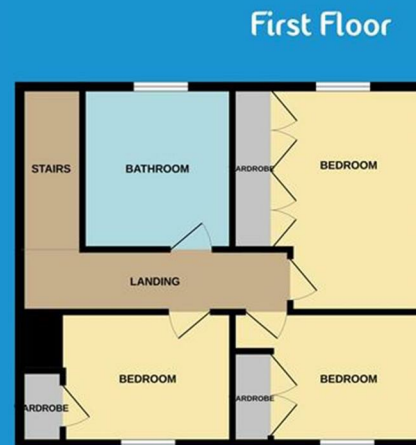
Bed 1
7'4" narrowing to 5'7" x 9'1" (2.24m narrowing to 1.72m x 2.77m)
With fitted wardrobes

Bedroom 2
9'11" x 9'6" (3.04m x 2.91m)
To the front of the wardrobes

Bedroom 3
10'4" x 9'3" max plus fitted wardrobes (3.16m x 2.82m max plus fitted wardrobes)

Services
Mains Electricity, Gas, Water and Drainage.
Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
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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