





In the pleasant rural position of Lower Trebulet is this charming detached cottage (not listed) full of an abundance of Cornish character. The cottage enjoys fantastic rural views alongside a nearby garden and garage.

You step into a cosy front aspect sitting room with period features including a stunning flagstone floor and a multi fuel wood burner ready for cold winter evenings. Adjoining the sitting room is a separate kitchen/breakfast room with a range of eye and base level units. To one side is an oil fired Rayburn that supplies central heating, hot water and cooking facilities. At the rear of the cottage is a hallway with further doors to the bathroom, separate cloakroom and a side aspect double bedroom currently used as a study. A further door offers access to a useful lean to store.

Leading off the kitchen is a wooden stair case to the first floor. The master bedroom is a generous front aspect room enjoying pleasant views of the woodland. A door opens into a large amount of eaves storage. Bedroom 3 is also front aspect and has the benefit of built-in wardrobes.

Immediately in front of the property is a small raised lawn with a seating area, which enjoys a view towards a wooded valley and fields. Near to the cottage is a detached single garage, surrounded by a lawned garden. A five bar wooden gate opens into the area of level lawn, which has been used as a vegetable garden and is somewhere quiet to retreat to. The garage could be used as a hobbies room or home office which has power/electricity and water plus a light connected.



- Charming 3 Bedroom detached cottage (not listed)
- Character featuring including a woodburner and flagstone floors
- Cozy front aspect sitting room

- Separate kitchen with Rayburn
- Pleasant position overlooking the Inny valley & fields

- Nearby garage and garden
- Front aspect lawn and outside seating area
- Convenient to Launceston and A30

Situation

Lower Trebulet is a rural hamlet South of Trebulet Village. Lower Trebulet has a few period homes overlooking the Inny Valley. The village of Trebulet is a pretty East Cornwall village situated close to a number of similar sized villages including Lezant and Trekenner with a well renowned public house in Treburley. The village features a local chapel and is approximately 5 miles from the market town of Launceston.

Directions

The property post code is PL15 9QE. From Launceston Town Centre, drive along Hurdon Road and past Maunders and our office and as the road arcs to the right, take the signposted left hand turning to Trebulet past DS Smith. Follow this country road until you reach the cross roads at the village, where you drive straight over and follow the road as it arcs to the left and follow the road out of the village for circa 1.5 miles. You begin to decent a hill where the property will be seen on your left hand side.





Entrance

Living Room

14'11" x 10'8" (4.57m x 3.27m)

Kitchen

11'0" x 11'0" (3.37m x 3.36m)

Rear Hall

WC

3'1" x 2'5" (0.96m x 0.74m)

Bathroom

6'2" x 4'11" (1.88m x 1.52m)

Bedroom 2

11'3" x 8'1" (3.43m x 2.48m)

First Floor

Master Bedroom

15'0" x 10'10" (4.58m x 3.32m)

Bedroom 3

11'5" x 8'6" (3.48m x 2.60m)

With Wardrobes

Eaves Storage

Services

Mains Electricity

Private Water and Drainage - Shared Water Source.

Shared sewage treatment plant with the neighbouring property.

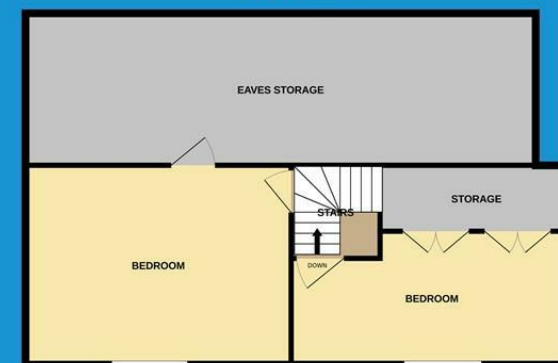
The cottage has a well water supply.

Council Tax Band C

Ground Floor



First Floor

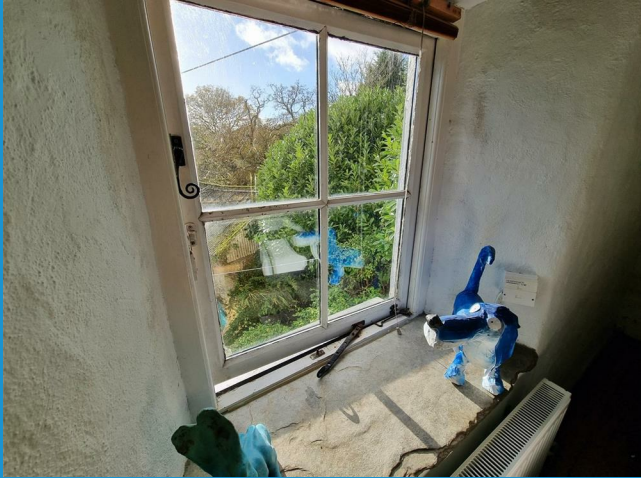


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.