KIVELLS

Summer Cottage

Yeolmbridge, Launceston, Cornwall, PL15 8TL



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Asking Price: £199,950

Character cottage with planning permission for 3 bedroom extension

Stunning period features throughout

Large south facing garden

Off street parking

uPVC double glazed and centrally heated

Renovated, well appointed period property

Planning permission for a two storey extension

EPC - G



Description

This character cottage has planning permission for a 3 bedroom extension and presents a rare opportunity to acquire a renovated period property that blends character features with modern appointments. The interior showcases a thoughtful refurbishment, retaining original details such as exposed beams and decorative fireplaces (subject to inspection), while incorporating uPVC double glazing and central heating for contemporary comfort. The ground floor offers a well-proportioned living space, ideal for both relaxing and entertaining, complemented by a fitted kitchen that maximises storage and functionality. Upstairs, the double bedroom provides a peaceful retreat, benefitting from natural light and views over the garden. A modern bathroom completes the accommodation. The property is offered with the benefit of planning permission for a two-storey extension (further details available on request), allowing scope for additional living space if required. Off-street parking is provided on a concrete hard-standing to the side of the house, ensuring convenience for residents.

The outside space is a particular feature of the property, approached from a quiet village road via a pedestrian gate. A concrete patio and path lead around the immediate rear of the house, providing a practical area for outdoor seating or entertaining. The south facing garden is arranged in terraces, offering flexibility for further planting or the creation of lawned areas according to individual preference. At the far end of the garden, a further concrete hardstanding patio provides a secluded spot to enjoy views over the river, enhancing the sense of privacy and tranquillity. The overall setting is both beautiful and private, with the garden's orientation ensuring excellent sunlight throughout the day. The single off-street parking space to the side of the property, adds further practicality to this attractive home. This property combines period charm, modern convenience and a generous, well-planned garden in a peaceful village location.





Accommodation

The Room Guide

STORM PORCH:

Covered storm porch with solid timber door giving access to:-

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LOUNGE / DINER:

Dual aspect with two uPVC double glazed windows to the rear and further uPVC double glazed window to the front. Feature beam ceiling, window seats and two central heating radiators. Display niche in addition to stairs to the first floor bedroom with under stair storage cupboard. Wall lighting, beautiful flagstone slate floor and inglenook fireplace with original cloam oven to the side and log burning stove (presumed not working).

GALLEY KITCHEN:

uPVC double glazed window to the rear. Oak style shaker base and wall units with work surface having inset one and a half bowl ceramic sink with mixer tap over and tiled splash backing. Inset electric hob with oven beneath and extractor hood over, directional spotlighting, tiled feature wall to match splash backing, central heating radiator, slate tiled floor and cupboard housing gas boiler supplied by bottled LPG providing domestic hot water and heating. Under counter space for fridge freezer and door to:-

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BATHROOM:

uPVC double glazed window with obscure glass to the front. Roll top bath with claw feet, pedestal hand wash basin, close coupled W.C. and tiled shower enclosure with mixer shower over. Floor to ceiling tiling, loft access, recessed spotlighting, central heating radiator and towel rail.







Accommodation

The Room Guide

REAR PORCH:

Accessed from the kitchen with half uPVC double glazed door and single glazed windows to the rear garden. Used as a rear porch / utility with space and plumbing for washing machine. This becomes the principal entrance of the property when arriving to the side and walking around the rear as many would do when living in the property.

BEDROOM:

Carpeted stairs rise from the lounge. A large double bedroom with uPVC double glazed window to the rear garden and two uPVC double glazed windows to the front. Original solid wide plank timber floors, feature ornate fireplace with slate hearth (presumed not working). Two central heating radiators, pendant ceiling light, loft access and thermostatic heating controls. Door to airing cupboard with factory lagged hot water cylinder and slatted shelving beside.

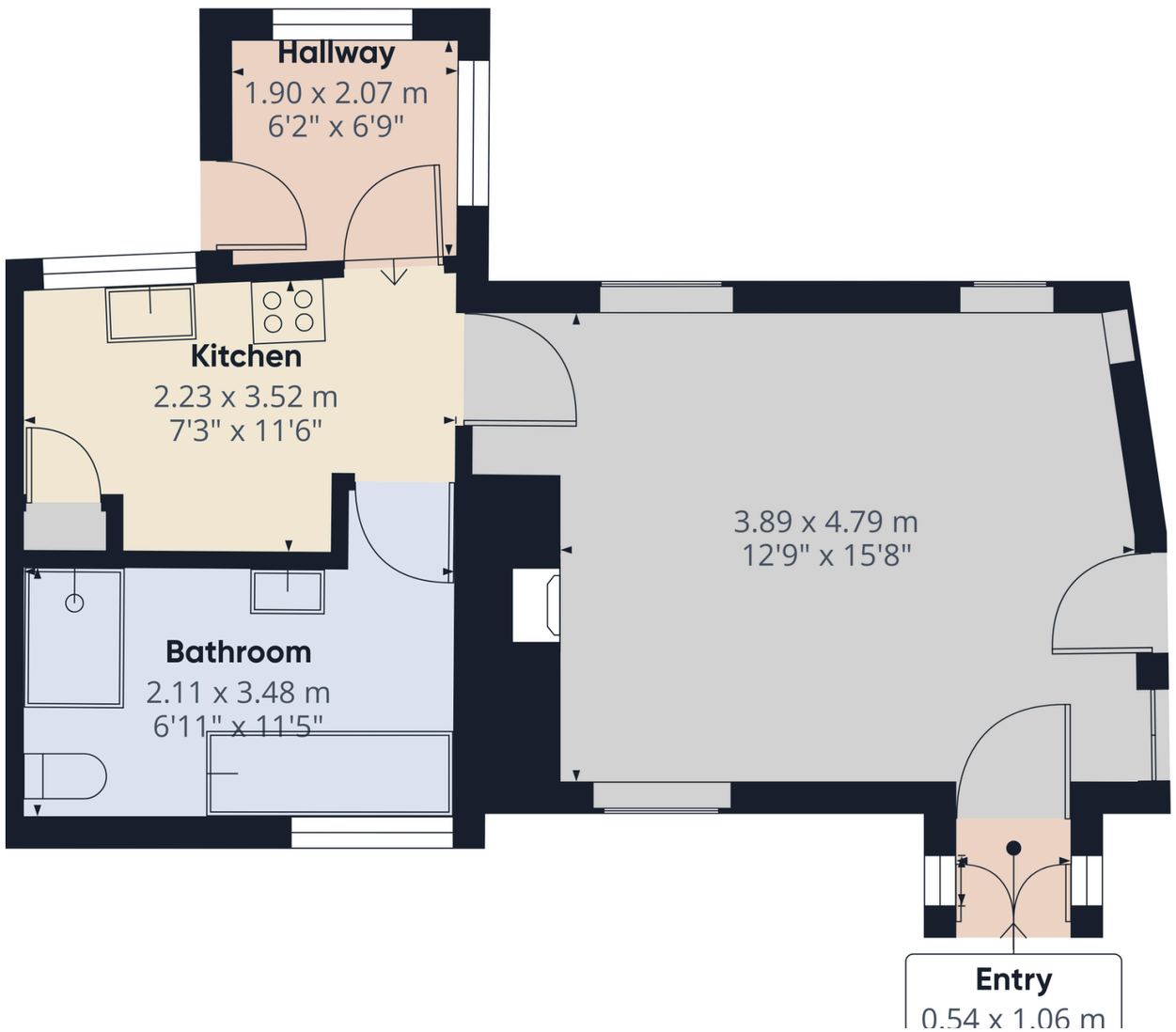




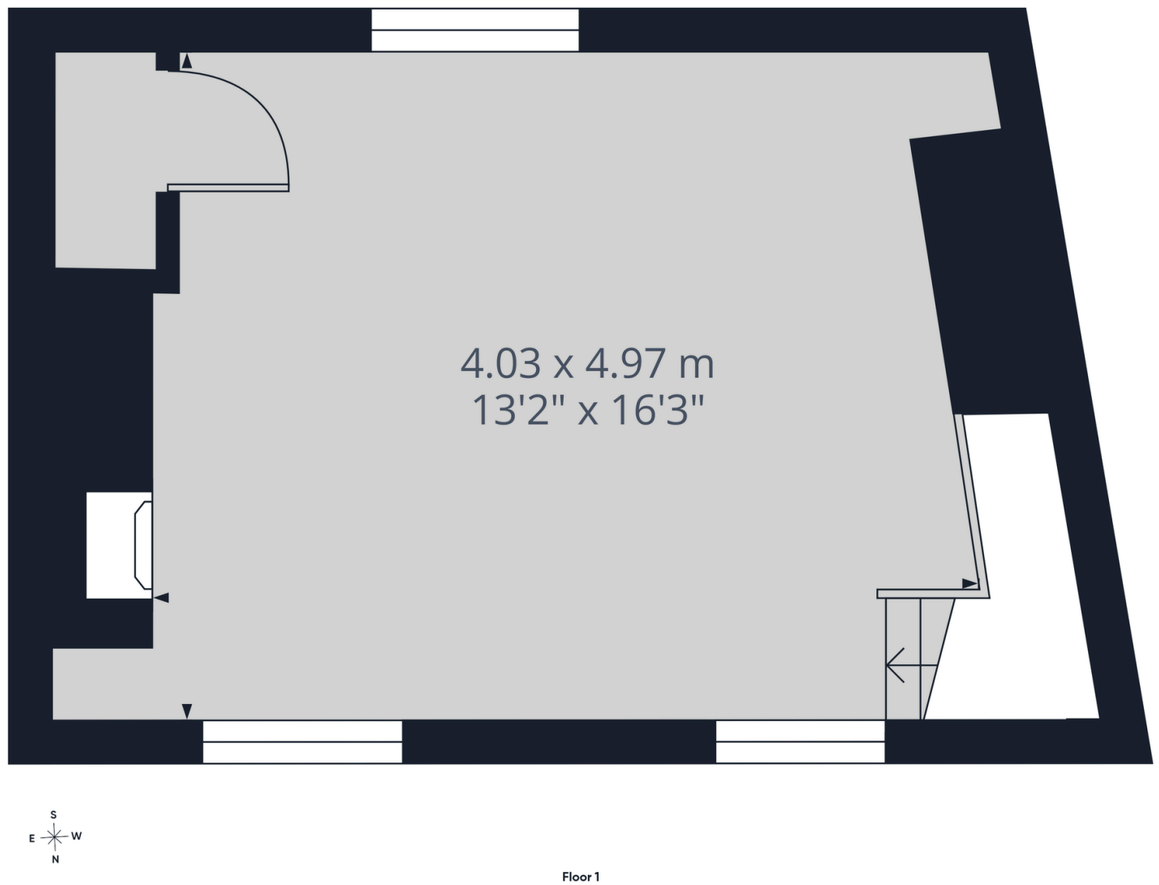
Floor Plan

See The Layout

Ground Floor



First Floor



Additional Information

Useful Property Information

SERVICES:

Mains Water (metered) | Mains Drainage | Mains Electric | LPG central heating

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VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

Virtual Tour available on request.

DIRECTIONS:

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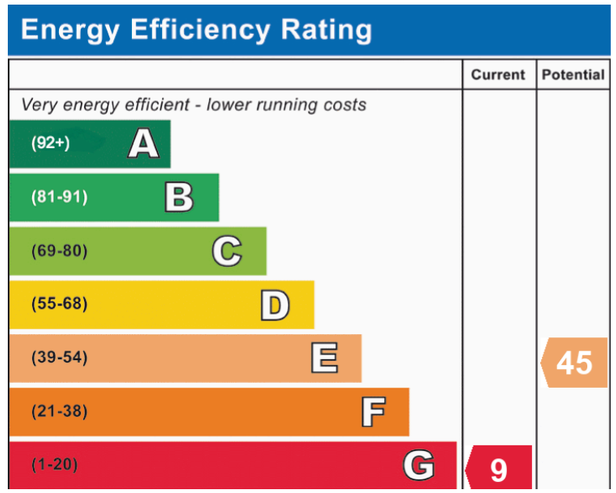
COUNCIL TAX BAND: B

DISCLAIMER:

OUTSIDE:

The property is approached off the quiet village road with a pedestrian gate leading to the rear garden having a concrete patio area and path leading around the immediate rear of the property. The terraced garden provides the opportunity for either further planting or lawn areas with a further concrete hardstanding patio at the far end of the garden looking out over the river. A beautiful and private setting which enjoys tranquility and it's south facing direction.





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2 Broad Street, Launceston, Cornwall, PL15 8AD
01566 777777 | launceston@kivells.com | kivells.com