

# Treguddle Cottage Treglasta | | Launceston



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Price Guide £440,000



Beautifully presented Grade II Listed detached stone cottage offering 3 double bedrooms (1 en suite). The cottage sits in a plot circa 0.50 of an acre in total and has wonderful landscaped garden and plenty of off road parking. The cottage is well presented inside and out and is a turn key home!

From the garden you step into the sitting room which is dual aspect making it feel spacious and light feeling. A doorway leads you into the dining room with a view over the front garden. To one side is a stunning large granite fireplace housing a multi fuel wood burner. Adjoining the dining room is the updated kitchen with a range of high gloss eye and base level units together with integrated appliances. Beyond here is the master bedroom which overlooks the front garden and has the benefits of an en suite shower room.

On the first floor are 2 double bedrooms both overlooking the gardens. The period features continue throughout the first floor including vaulted ceiling with exposed wooden A frames and deep window reveals. Both bedrooms share a shower room with a double shower enclosure.

The property is approached from the parish road into a private lane leading to an off road parking area for at least 4/5 vehicles. There is a large area of lawn adjoining open countryside to one side, perfect for children and pets to run around in. To one side of the garden are 2 shipping containers which have been converted into a home/gym and a separate workshop. Adjoining the sitting room is a sunken patio area. A path leads down the side of the property where there is a further area of lawn and a 5 bar gate. Opposite the cottage is a small detached stone barn used for storage.

The cottage is part of a former farmstead with both period and modern homes. You also enjoy great links to nearby Bodmin Moor, The North Cornish Coast and the A30



- Charming detached Grade II Listed Cottage
- 3 double bedroom (1 ensuite)
- Character features throughout

- Sitting room with a vaulted ceiling
- Beautiful lawned gardens with useful outbuildings
- Total plot of circa 0.50 of an acre

### Situation

The property can be found in a rural hamlet known as Treglasta in a cluster of older style properties. In nearby Hallworthy there is a Public House. From the house there is great access to the North Cornish Coast, wonderful beaches and seaside attractions including Bude, Tintagel and Boscastle. In Bude there are a wide range of facilities including Schooling and Supermarkets and a busy Town Centre with amenities. To the other side is Launceston which again has a wide range of facilities and the A30 provides great access to the rest of Cornwall and Devon.

### Directions

The postcode to the property 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 just before Hallworthy signposted Tā Mill. Follow this country road for 1 miles and the entrance lane to the cottage will be seen on your left where you will see a name plate for the property - [WhatThreeWords - impressed.craft.static](http://WhatThreeWords.impressed.craft.static) (takes you to the end of the lane)





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**Entrance Porch**

**Inner Hallway**

**Kitchen**

12'9" x 7'4" (3.89m x 2.25m)

**Dining Room**

12'6" x 11'6" (3.82m x 3.51m)

**Sitting Room**

14'2" x 10'4" (4.33m x 3.17m)

**Bedroom 3**

10'2" x 9'7" (3.12m x 2.93m)

**En-Suite**

7'4" x 2'11" (2.24m x 0.90m)

**First Floor**

**Bedroom 1**

15'0" x 10'4" (4.58m x 3.16m)

**Bedroom 2**

13'5" x 11'6" (4.10m x 3.53m)

**Bathroom**

7'8" x 7'3" (2.34 x 2.23m)

**Services**

Mains Electricity

LPG Gas For The Hob,

Oil Central Heating.

Private Water From A Borehole

Septic Tank - shared with the neighbouring property

Council Tax Band C

## Ground Floor



## First Floor



### Energy Efficiency Rating

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



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