

Little Meadow

Launceston | Cornwall

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Price Guide £800,000







In a quiet rural location is this substantial detached home offering 5 Bedrooms and 3 bathrooms plus numerous reception rooms. Furthermore there is a self contained 2 bedroom annex ideal for a dependent relative. Outside the plot is circa 7 acres in total with a 5.5 acres paddock. The property offers a purchaser the opportunity to take over a camping site with planning permission in place.

Mains Electricity
Private Water & Drainage
Central Heating Type - Oil
Council Tax Band E
Annex Council Tax Band A
EPC Annex - 67 / 89







Situation

The quiet village of St. Clether is found in the very heart of the North Cornish Countryside yet within good access of the A395. The property is set outside of the village, whihc itself features a church and within a few miles from the property further village amenities such as a general store/sub Post Office, Country Primary School and Public House will be found at Altarnun Village. The ancient former market town of Launceston lies approximately 9 miles to the east and has a range of shopping, schooling, commercial and recreational facilities. Further extensive facilities and transport links by road, rail and air will be found in the cities of Plymouth and Exeter. Both of which are within approximately 50 miles.

Directions

From Launceston take the A30 heading towards West Cornwall and come off at the Kennards House exit for Wadebridge, Camelford and North Cornwall and follow the signposts heading towards Camelford. Follow this road and take the left hand turning to Treglasta just before the Wilsey Down public house. Follow this country road for 2 miles and the property weiull be seen on your left hand side.

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Ground Floor



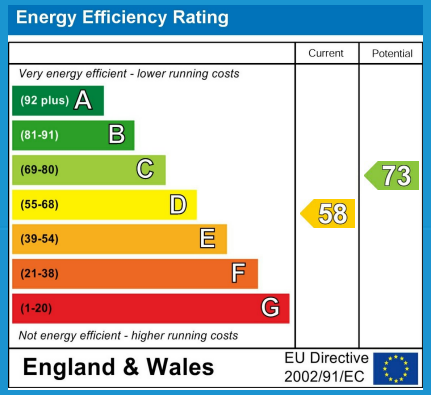
First Floor











AML CHECKS:
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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.

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The Property Ombudsman

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