





A lovingly renovated, remodelled and extended detached cottage with 3 bedrooms set in a generous plot with gardens surrounding the property, driveway parking for 4 vehicles and an open workshop/garage. The property is situated in a village location and blends character features with mod cons including underfloor heating on the ground floor, double glazed windows, new kitchen and bathroom.

The accommodation including a spacious open-plan kitchen and dining room with a cloakroom and utility room adjoining. The kitchen is open to the living room which has the original exposed fireplace with wooden lintel and patio doors to the side. The ground floor benefits from underfloor heating. On the first floor there are 3 double bedrooms which enjoy some pleasant country views. There is an open landing which could provide an ideal study or relaxing area. There is a well appointed bathroom which again blends old with new, with a brand new suite with a nod to the past with a freestanding bath and retro flooring and tiles.

The driveway at the front provides good parking and turning space with the open workshop and garage to the side. There is a front garden which runs along the side and leads around to the back and is level and generous in size. The property has air source heating and offered for sale with no onward chain.



- Renovated 3 Bedroom Cottage
- Character Features Blended with Modern Conveniences
- Pleasant Country Views

- Level Rear Garden
- Garage / Workshop
- Parking for Several Vehicles

- Convenient Access to the A30
- ** NO ONWARD CHAIN **

Situation

The property is located in Trewint which is a pretty and historic Cornish Village, and the nearby village of Five Lanes has a primary school and public house. Less than half a mile from the property is the picturesque village of Altarnun, which has a village run post office/general stores. At Five Lanes there is access to the A30 trunk road, which links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and international airport. The market town of Launceston is approximately 8 miles to the east of the property, with a comprehensive range of facilities including a 24-hour supermarket, doctors, dentists, veterinary surgeries, fully equipped leisure centre and a 18 hole golf courses, together with numerous sporting and social clubs. The majestic Bodmin Moor is within 2 miles of the property and provides excellent equestrian and other outdoor pursuits including walking and reservoir sailing. The North Cornish coast is within 18 miles.





Kitchen/Family Room
17'4" x 13'10" (5.29m x 4.23m)

Living Room
19'3" x 12'2" max (5.89m x 3.71m max)

Utility Room
9'3" x 6'5" (2.83m x 1.97m)

Cloakroom
6'5" x 4'2" (1.97m x 1.28m)

First Floor Landing
8'2" x 7'10" (2.51m x 2.39m)

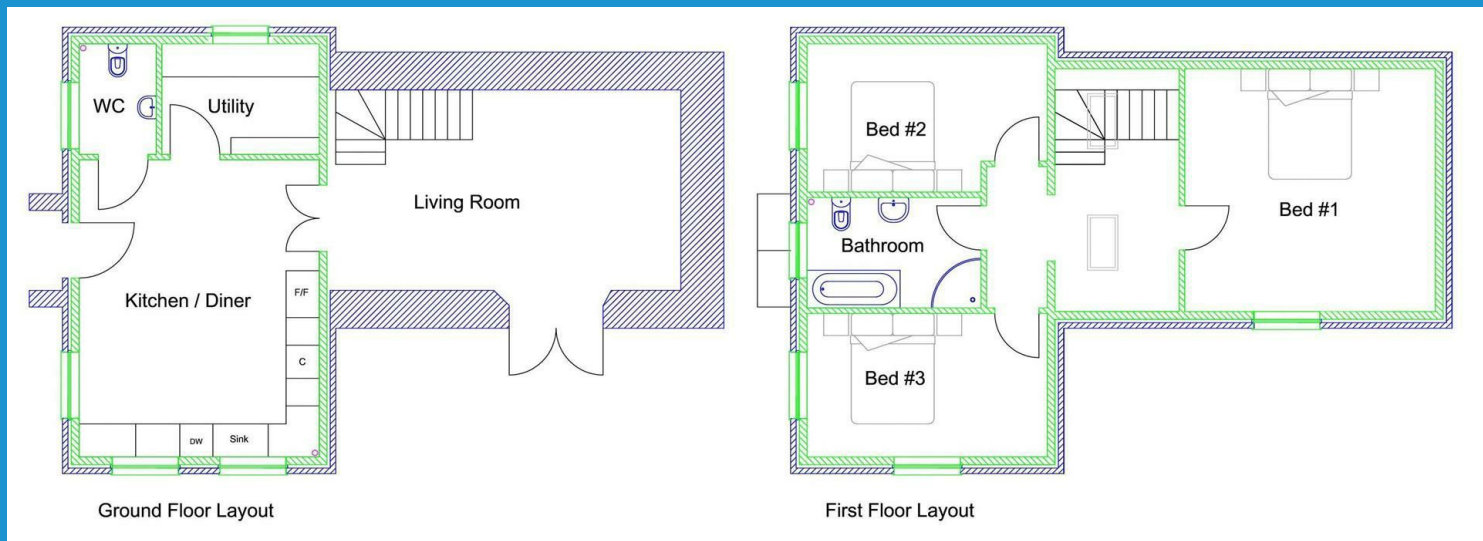
Bedroom 1
14'0" x 13'10" (4.29m x 4.24m)

Bedroom 2
13'10" x 8'5" (4.24m x 2.59m)

Bedroom 3
13'10" x 8'5" (4.22m x 2.59m)

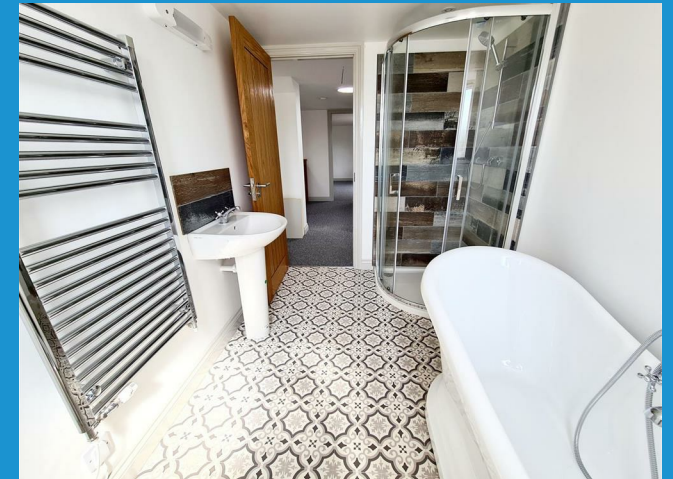
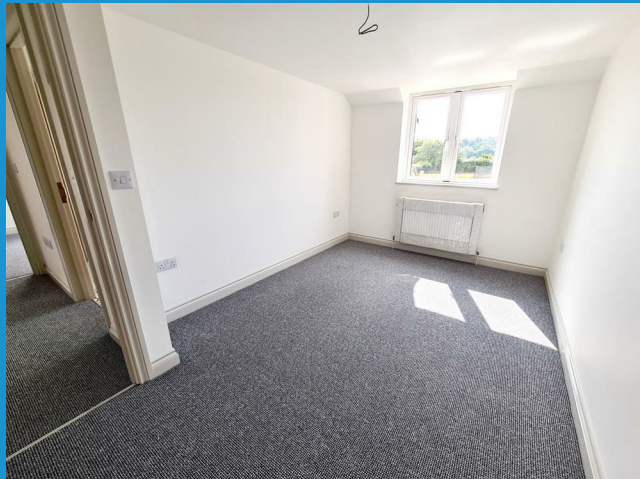
Bathroom
9'11" x 6'5" (3.03m x 1.97m)

Services
Mains Electricity, Water & Drainage.
Air Source Heating.
Council Tax Band TBC.





Trewint | Launceston



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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.