





Guide Price £385,000 - £395,000

Located in the small hamlet of Middlewood is this well presented 2 bedroom character cottage, with circa 2 acres of land nearby with spectacular views over the Cornish countryside. The property has lots of character features including open fireplaces found in both the snug and sitting room, and is available with NO ONWARD CHAIN.

You enter the property into the dual aspect kitchen/dining room with eye and base level units. The kitchen sink is located to the right of the front door with a beautiful view of the garden. Off the kitchen/diner are stairs leading down to the snug and family bathroom with matching three piece suite. Some further stairs lead down to the snug room which is ideal for those cold winter evening, especially with a lit wood burner. Through a door to the right of the fire place is the family sitting room again with feature fireplace and door into the utility room providing easy access into the garden. Off of the snug is a downstairs W/C and the stairs leading to the first floor.

On the first floor are two generous double bedrooms with the master bedroom being dual aspect inviting plenty of natural light into the room. The second bedroom is rear aspect and has a feature fireplace. At the top of the stairs there is large cupboard offering plenty of storage.

A short walk away from the property are circa 2 acres of land offering space for an orchard, off-road parking/garaging, vegetable allotments and a wonderful summerhouse set back into the hill side enjoying stunning views of the rolling Cornish hillsides.



Situation

The property is situated in the centre of the small hamlet of Middlewood, which lies virtually equi-distant between the towns of Launceston and Liskeard. The village of Lewannick are approx. 3 miles away and is a desirable village with a General stores/Sub post office, Public house, Parish Church and County Primary School. Also nearby is the village of Upton Cross which is home to the renowned Sterts open air theatre. In addition, there is a pub in the picturesque village of North Hill less than two miles from the property.

To the north is the former market town of Launceston, an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline alongside Plymouth and Exeter. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.





Kitchen/Diner
19'0" x 7'8" (5.80m x 2.35m)

Bathroom
7'6" x 6'11" (2.30m x 2.11m)

Snug
13'1" x 12'6" (4.00m x 3.83m)

Sitting Room
12'10" x 11'4" (3.92m x 3.47m)

Hallway

Utility Room
12'7" x 5'2" (3.84m x 1.58m)

W/C
5'9" x 2'11" (1.77m x 0.89)

First Floor Landing

Bedroom 1
12'11" x 11'5" (3.96m x 3.50m)

Bedroom 2
12'0" x 10'0" (3.68m x 3.05)

Services
Mains Electricity, Water & Drainage.
Electric Underfloor Heating.
Council Tax Band C.

Ground Floor



First Floor





Middlewood | Launceston



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Town • Country • Coast

01566 706706 • sales@viewproperty.org.uk
www.viewproperty.org.uk

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.