



- CHARACTER COTTAGE
- WITH BUILDING PLOT
- 2 RECEPTION ROOMS
- FLAGSTONES, BEAMS, FIREPLACES

Petherwin Gate, Launceston, PL15 8LW

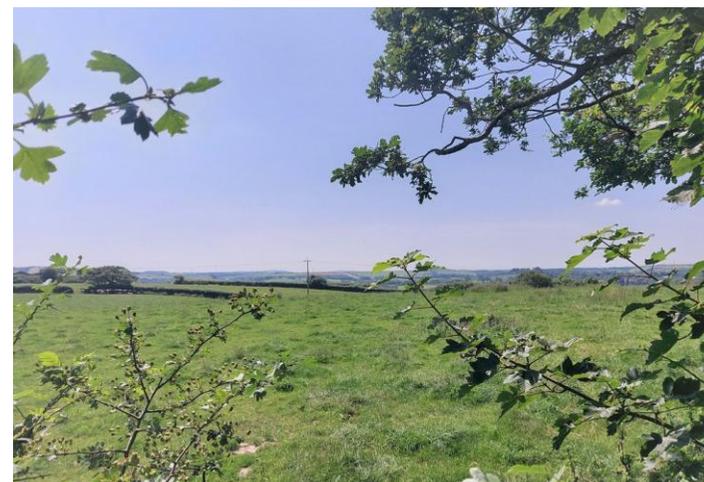
Character "Chocolate Box" GRADE II LISTED THATCHED COTTAGE offering scope for updating yet retaining many original features and 3 BEDROOMS together with DELIGHTFUL REAR GARDENS and the benefit of a BUILDING PLOT with OUTLINE PLANNING PERMISSION for a dwelling. Located in this quiet sought after Cornish Village.

Guide Price £450,000 Freehold



Property Description

This unique property is available on the open market for the first time in almost 26 years and offers quirky, characterful accommodation which briefly comprises: Front Entrance Porch into Entrance Hall, the ground floor boasting flagstone floors. Sitting room with an impressive Inglenook fireplace and original clome oven, exposed beamed ceilings and square paned Cottage style windows. There is a ground floor bathroom. A separate double aspect dining room leads to the Kitchen/Breakfast room. On the first floor are 3 Bedrooms and the curved walls and quirky floorboards mean that this cottage is bursting with charm and steeped in history. Many more features within this cottage can also be noted such as window seats, timber latch doors, parliament hinges and of course the stunning thatched roof which was rethatched to the rear and the ridge in 2017, together with a tidy up on the front elevation. Outside, to the front of the property are walled gardens with an array of flowering shrubs and plants and within a few steps of the property a lane entrance leads to the rear where there is an extensive well stocked garden which benefits outline planning permission for a single dwelling. From here superb panoramic views can be enjoyed across adjoining countryside. The planning permission for the Building Plot is in the form of "Outline for a New Detached Dwelling together with Gardens and Off-Road Parking and turning space". Further information can be found on the Cornwall Council website quoting Application Number: PA19/04063.



LOCATION

Situated within the heart of this small, sought after Cornish Village of Petherwin Gate, being above the River Ottery valley and situated approximately 6 miles northwest of the historic market town of Launceston. The village has a County Primary School and Parish Church. The popular coastal town of Bude on the North Coast is only 14 miles away with its sandy beaches and coastal walks. Launceston, the gateway to Cornwall, is an historic market town in North Cornwall right on the Cornwall/Devon border offering good access to the Cornish coast and Bodmin Moor. Benefitting from facilities including several supermarkets together with the reputable Marks & Spencer Food Hall, schools and well regarded local

butchers and bakers. Launceston has a monthly open air Market which is in the town square where you can browse the stalls and purchase local produce and crafts. From the town, Plymouth is approximately 26 miles, Truro 47 miles and Exeter 41 miles. The nearest mainline train stations can be found in Gunnislake and Liskeard, being approximately 16 and 20 miles respectively from Launceston.

THE ACCOMMODATION COMPRISES:

(All Measurements are Approximate)

GABLED ENTRANCE PORCH

With half glazed timber entrance door leading into:

ENTRANCE HALL

Flagstone floor. Coat hooks. Exposed beamed ceiling. Useful understairs cupboard. Electric fuse board. Timber latch door into:

SITTING ROOM

14' 7" x 13' 1" max (4.44m x 3.99m) Square paned window to front with extended window seat. Superb Inglenook fireplace with heavy timber beam over, slate hearth and clome oven recess with original double handle door (fireplace currently not in use). Exposed beamed ceiling. Flagstone floor. Timber latch door to stairs. Further timber latch door into:

BATHROOM

8' 1" x 5' 2" max (2.46m x 1.57m) plus recess. Window to rear with deep sill. Comprising three piece suite with shower cubicle and mains fed shower over. Wash hand basin and low level wc. Tiled splashbacking to water sensitive areas. Chrome heated towel rail. Built-in linen cupboard with slatted shelving and housing electric immersion heater for hot water.

From the Entrance Hall an original timber door leads into:

DINING ROOM

12' 9" x 10' 9" max (3.89m x 3.28m) Being double aspect with square paned windows to front and side. Window seat. Flagstone floor. Attractive fireplace recess housing woodburning stove on a slate hearth. Exposed beamed ceiling. Telephone point. Opening into:

KITCHEN/BREAKFAST ROOM

19' 0" x 6' 2" max (5.79m x 1.88m) With two windows to rear overlooking the gardens. Flagstone floor. Recessed shelving. Range of timber base units with wooden worktops and inset Belfast sink. Space for under-counter fridge. Freestanding electric double oven with ceramic hob. Exposed beams. Night storage heater with timber radiator cover. Part glazed original timber door into:

UTILITY ROOM

5' 6" x 4' 8" (1.68m x 1.42m) Timber door to outside. Window to front. Timber base unit with stainless steel sink unit. Space and plumbing for automatic washing machine.

From the Sitting Room a timber original door and staircase leads to:

FIRST FLOOR LANDING

With attractive coloured stained glass window to rear and display sill. Quirky exposed floorboards to all rooms being indicative of a property of this age. Built-in cloaks cupboard with shelving and original timber door. Display shelf. Access to roof space. Original timber door into:

BEDROOM 1

13' 8" x 10' 2" (4.17m x 3.1m) Square paned window to front with deep sill overlooking the front gardens. Exposed 'A' frame timbers.

BEDROOM 2

13' 9" x 8' 2" (4.19m x 2.49m) Square paned window to front with deep sill. Original timber door. Exposed 'A' frame timbers.

BEDROOM 3

7' 3" x 6' 8" (2.21m x 2.03m) Square paned window to front with deep sill. Original timber door. Exposed 'A' frame timber.

OUTSIDE

To the front of the property an ornate pedestrian gate leads into the walled front garden with attractive gravelled area and raised stone beds. Various flowering shrubs and beautiful roses. A stone pathway leads to the front door and also to the side of the

cottage, where there is a useful area for recycling and bins. To the rear of the property the gardens are a particular delight with slate steps from the utility room up to the extensive lawns interspersed with various shrubs and mature fruit trees including apple and pear. A productive VEGETABLE GARDEN, useful OUTBUILDING and further DETACHED STORAGE SHED. A timber five bar gate provides vehicular access to the Parish road and will provide access to the building plot. Outline Planning Permission has been granted for a Single Dwelling within the rear of the garden which will provide Off-Road Parking and turning area for both the new dwelling and existing cottage.

SERVICES

Mains metered Water. Mains Electricity and Drainage. We have been informed by the vendor that mains gas is available in the road should anybody decide to install mains gas fired central heating.

LOCAL AUTHORITY

Cornwall Council. Outline Planning Application Reference Number: PA19/04063.

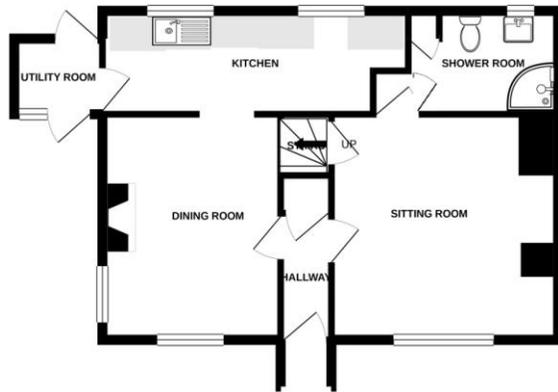
COUNCIL TAX

Band B.

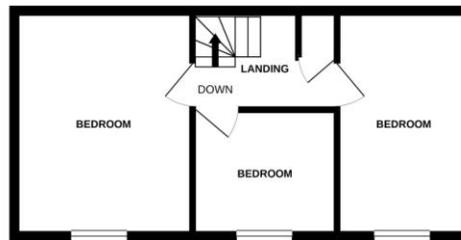
DIRECTIONS TO FIND

From Launceston town centre proceed on the B3254 towards Bude passing through the traffic lights at Newport and over the small bridge. Continue past Budgons BP Garage and at the mini-roundabout bear left onto St. Stephens Hill. Proceed up the hill passing the Church on your right hand side. Proceed out of Launceston. Follow the B3254 through the village of Yeolmbridge and continue through Ladycross. After one and a half miles turn left signposted to North Petherwin. Continue into the village and at the crossroads turn left whereupon the property will be found after a short distance on the right hand side.

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA · 882 sq.ft. (81.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO ARRANGE A VIEWING PLEASE CONTACT

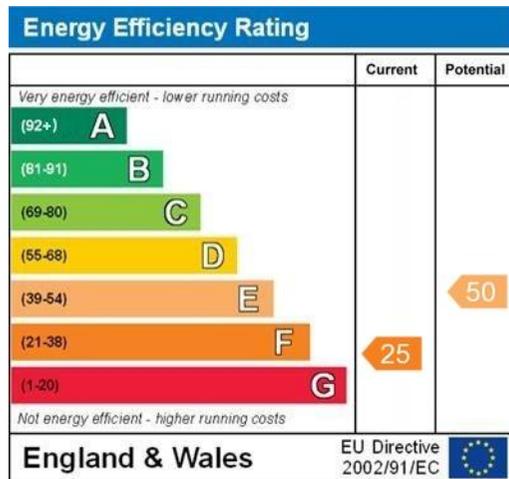
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