

£300,000

Briar Cottage
Under Lane
Launceston
Cornwall
PL15 8SN

**mansbridgebalment**

www.mansbridgebalment.co.uk

SITUATION

Situated down a quiet country lane, approximately 2 miles from the town of Launceston, close to the village of Tregadillett and a stones throw from New Mills and the steam railway.

Launceston is the ancient capital of Cornwall and boasts a number of historical buildings including the Norman castle and Victorian Guildhall and Town Hall. There is a wide variety of shopping available both in the town centre and the out of town retail park (both independently and nationally owned) together with a range of service businesses, medical facilities and schooling at both primary and secondary levels (private and state sector). The town has a good sports centre, many clubs and societies catering for a wide variety of interests and two 18 hole golf courses within 3 miles.

Access to Plymouth, Exeter, Truro via road are all within an hour's travelling time. The city of Plymouth offers sea and rail links being approximately 29 miles from Launceston. The city of Exeter has rail links and an international airport being approximately 40 miles from Launceston.

DESCRIPTION

The property is currently used as a second home and holiday cottage. Much improved by the current vendor, its classic chocolate box exterior is complemented by a mixture of character features and modern facilities within the property. With accommodation comprising: dining hall, sitting room, kitchen/dining room, modern shower room, first floor landing and two double bedrooms. Outside, the gardens are approaching approximately 0.5 acre providing a real gardener's dream with multiple levels, fantastic views, a wealth of flowers, shrubs and trees, fantastic summerhouse and multiple seating areas. Across the lane is a further garden/orchard with a single garage and parking for four to five vehicles. This wonderful valley is lush and green and will provide all year round interest. The property is offered with vacant possession.

ACCOMMODATION

"Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves."

The accommodation, together with approximate room sizes, is as follows:-

ENTRANCE

To the side of the property with a period door with glazed panel leading through to:-

DINING HALL

10' 9" x 7' 7" (3.29m x 2.33m)

Distinctive tongue and groove panelled walls to picture rail height with picture shelf; mono-pitched ceiling with double-glazed skylight window; multi-pane window to rear aspect; three wall lights; opening onto Sitting Room; door with step up to Inner Hallway; panel radiator with radiator cover.

SITTING ROOM

12' 7" x 12' 0" (3.857m x 3.678m)

With wonderful period beams; stained tongue and groove wooden floor; fireplace with slate hearth and multi-fuel burner inset; two multi-pane uPVC double-glazed windows to front aspect; double panel radiator; television lead; three double wall lights; understairs storage space with built-in unit; door leading through to:-

KITCHEN/DINING ROOM

12' 4" x 12' 1" (3.765m x 3.7m)

With a bespoke range of eye and base level units with 'Oak' worksurfaces over incorporating a 'Belfast' sink with mixer tap; plumbing and space for washing machine, dishwasher etc.; eye level units incorporate a display cabinet, shelves etc.; a real feature of the room is the oil fired Rayburn; beamed ceiling with

directional ceiling spotlight; multi-pane uPVC double-glazed window with window seat to front aspect; built-in corner unit (an ideal pantry or plate store); slate tiled floors; multi-pane effect uPVC double-glazed door to side aspect; further useful corner storage cupboard with shelving; a really charming room.

INNER HALLWAY

Double panel radiator; uPVC double-glazed window to rear aspect; door leading through to Shower Room; stairs rising to first floor; double glazed skylight window.

SHOWER ROOM

10' 1" x 4' 8" (3.078m x 1.446m)

With a modern suite comprising: large walk-in shower cubicle with mains shower head, body shower and further electric shower unit, housed cistern WC and wash hand basin housed in vanity unit; extractor fan; floor to ceiling tiled splashbacks; tongue and groove panelled wall; heated towel rail; mirror with downlighting; useful storage cupboard; mono-pitched ceiling with double-glazed skylight window; picture rail shelf; ceramic tiled floor.



FIRST FLOOR LANDING

Providing direct access to Bedroom One and Bedroom Two; access to loft space.

BEDROOM ONE

13' 1" x 9' 10" (4.013m x 3.02m)

A characterful room with exposed ceiling trusses; nooks and display crannies; panel radiator; low level multi-pane effect uPVC double-glazed window to front aspect with wonderful rural views; built-in single wardrobe.

BEDROOM TWO

12' 11" x 10' 9" narrowing to 8' 5" (3.96m x 3.3m narrowing to 2.57m)

An ideal twin room/double bedroom with exposed ceiling trusses; low level multi-pane effect uPVC double-glazed window to front aspect with fine views; panel radiator; built-in airing

cupboard with cold and hot water tanks, slatted shelves and further cupboards below.

OUTSIDE

Immediately adjoining the property is a useful utility room.

UTILITY ROOM

6' 0" x 5' 1" (1.85m x 1.57m)

Mono-pitched ceiling; plumbing and space for washing machine; space for fridge/freezer etc.; power and light.

Gated pedestrian access to the left-hand side of the property with slate pathways; canopied entrance with bell and outside light; pathway leading to the rear and side of the property; steps leading up to the rear garden.

REAR GARDEN

A fantastic space with multiple seating areas and wonderful flower and shrub beds; this continues to both the side and rear of the property and is tiered, with every level having great interest; at the top right-hand side of the garden is a large summerhouse (12' 3 x 9' 0" (3.75m x 2.75m)) with power and light and a decked seating area with lighting, making the most of the fabulous garden and views, with many vantage points to look at different parts of the surrounding valley. The gardens have numerous varieties of trees and shrubs; to the top left-hand side is an old stone and brick built piggery which is in need of some attention; across the lane is the parking area leading to the garage, with gated vehicular access leading to a further hardstanding area, ideal for caravan, boat etc.; this in turn leads on to the orchard which has a bountiful wealth of blackberry bushes and apple trees; laid mainly to lawn and again being a great vantage point to make the most of the wonderful valley views; the property needs to be viewed to fully appreciate it.



SERVICES

Mains water, electricity and private drainage. Oil fired central heating.

OUTGOINGS

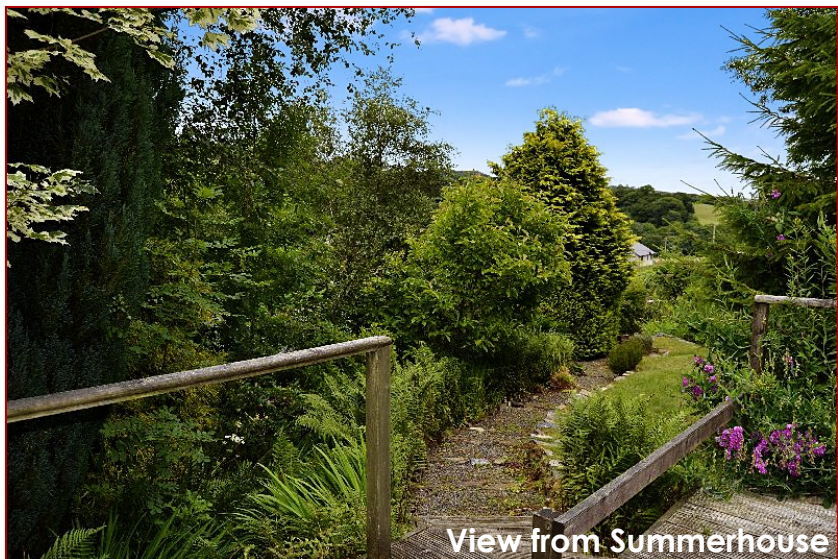
We understand this property is in band 'D' for Council Tax purposes (Cornwall Council, County Hall, Treyew Road, Truro, Cornwall TR1 3AY. Tel: 0300 1234 100).

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01566 770888.

DIRECTIONS

From Launceston town centre, proceed down St Thomas Road and through the traffic lights. Just after the traffic lights and just before the bridge, take the left-hand turning, keeping Kensey River on your right-hand side. Continue on this road past Kensey Valley Bowling Club and over the railway bridge. At the T-junction, turn right, signposted 'Egloskerry and Tregadillett', into Underlane. Follow this road for approximately 2.5 miles where you will find the property on your left-hand side located by our 'For Sale' board.



Energy Performance Certificate



Briar Cottage, Under Lane, LAUNCESTON, PL15 8SN

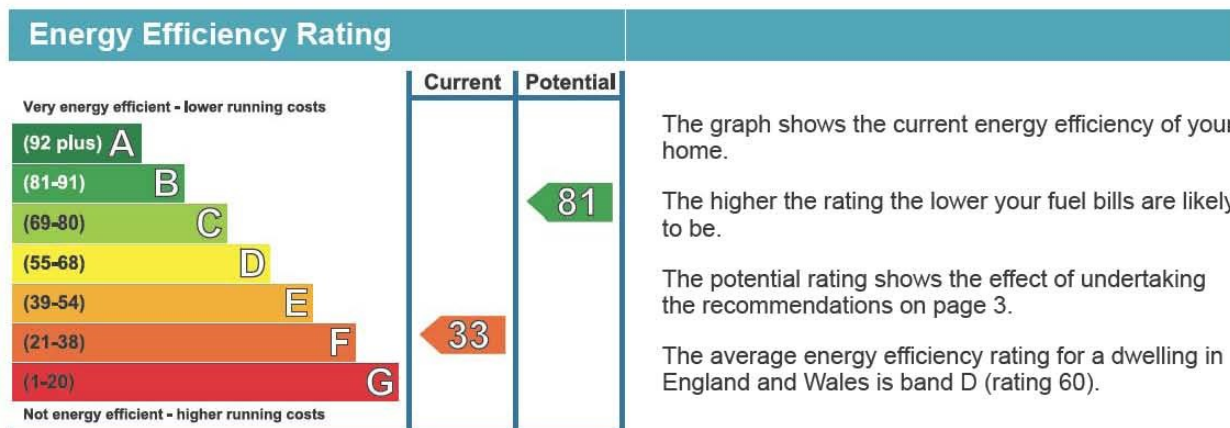
Dwelling type: Detached house **Reference number:** 0620-2805-7574-9404-8995
Date of assessment: 05 March 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 05 March 2014 **Total floor area:** 81 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,199		
Over 3 years you could save	£ 2,829		
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 147 over 3 years	
Heating	£ 3,729 over 3 years	£ 1,902 over 3 years	
Hot Water	£ 1,266 over 3 years	£ 321 over 3 years	
Totals	£ 5,199	£ 2,370	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 354	✓
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 75	✓
3 Low energy lighting for all fixed outlets	£15	£ 39	

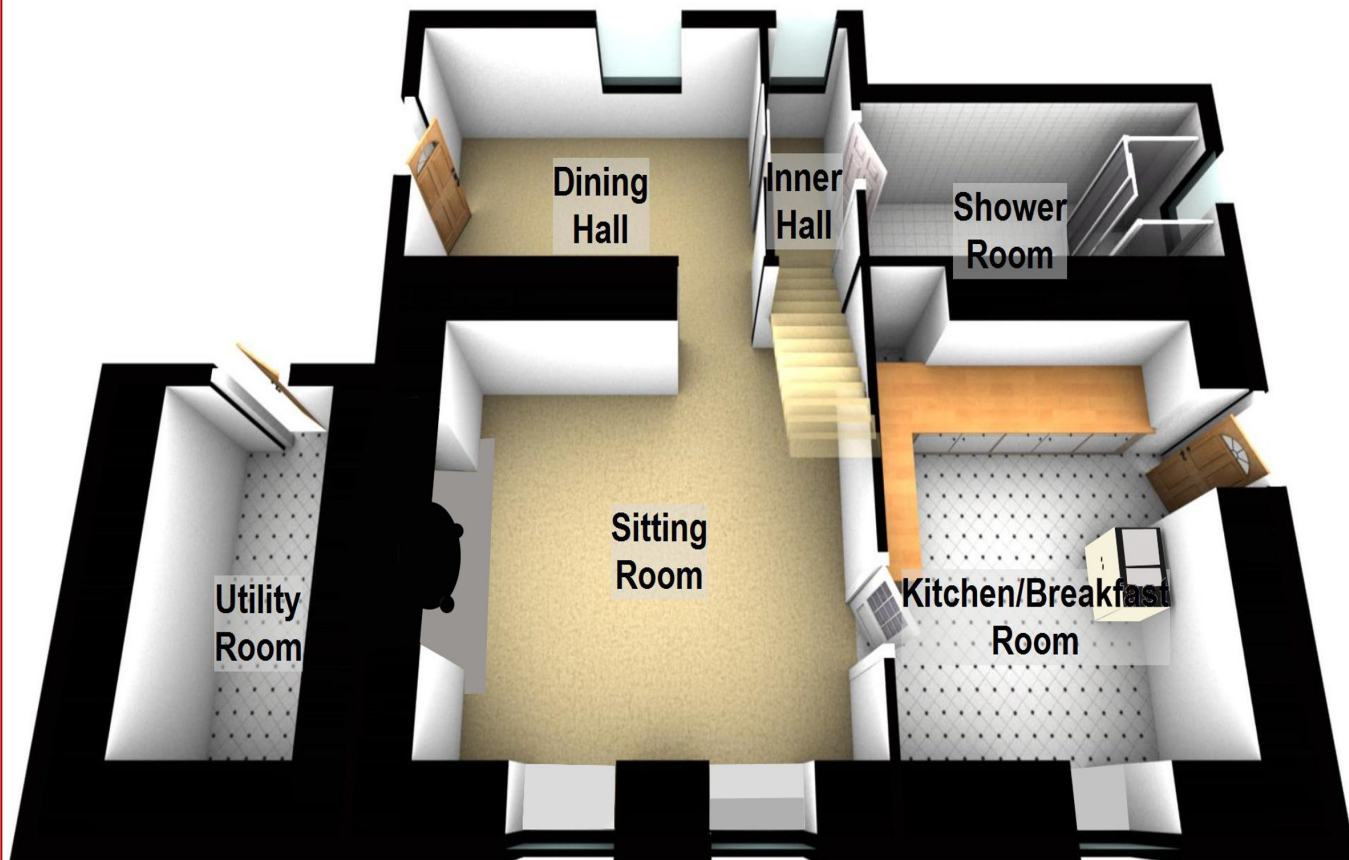
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

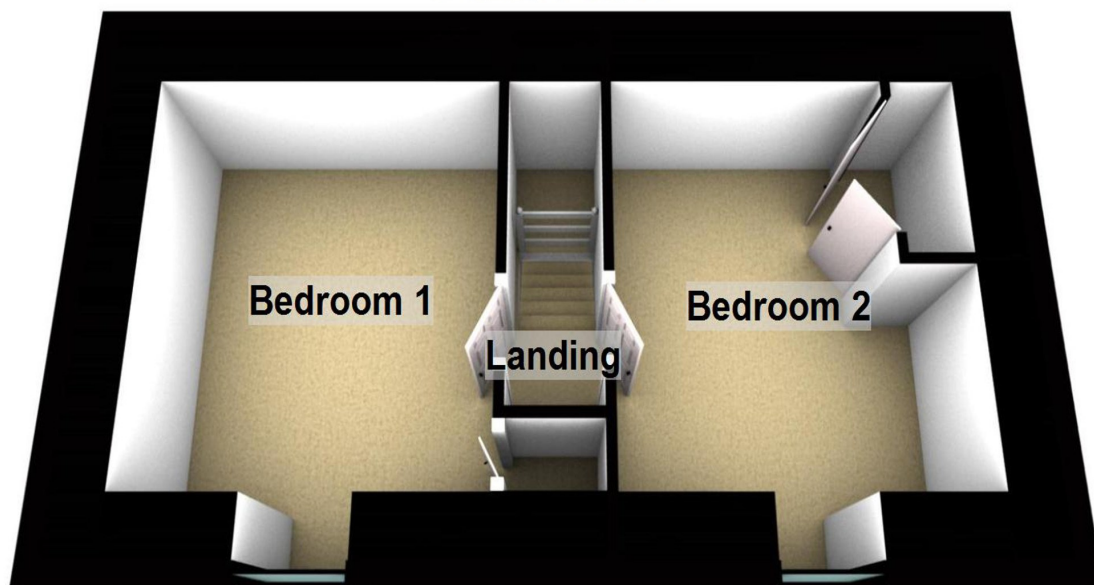
FLOOR PLAN DISCLAIMER

These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright Mansbridge Balment 2015.

Ground Floor



First Floor



Floor Plans are for guidance purposes only - although we make every attempt to show them accurately they should not be used for planning purposes.
Plan produced using The Mobile Agent.



View to Side Aspect



13 HIGH STREET • LAUNCESTON • CORNWALL • PL15 8ER
TEL: 01566 770888
E: launceston@mansbridgebalment.co.uk

BERE PENINSULA • TAVISTOCK • YELVERTON • OKEHAMPTON
PLYMOUTH • LAUNCESTON • KINGSBRIDGE • MAYFAIR

Mansbridge & Balment for themselves and for the sellers/landlords of this property whose agents they are give notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Mansbridge & Balment has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.