



STAGS

The Old Post Office



The Old Post Office

Lewannick, Launceston, PL15 7QD

A30 0.7 miles Launceston 6 miles Plymouth 24 miles

- Popular village location
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Shower Room and Bathroom
- Two Enclosed Rear Gardens
- Parking and Outbuildings

Guide price £299,950

SITUATION

The property will be found in the thriving village of Lewannick. Lewannick has a post office/general store catering for day to day needs, village hall and well respected county primary school. The A30 trunk road is approximately 0.7 miles from the property, which links to the former market town of Launceston, known as the 'Gateway to Cornwall'. At Launceston there is a superb range of shopping facilities including 24-hour supermarket, doctors', dentists' and veterinary surgery together with fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. The city port of Plymouth, with its excellent range of shopping facilities including department stores, regular cross channel ferry service to Northern France and Spain and deep water marina is approximately 24 miles away. The A30 links the cathedral cities of Truro and Exeter. At Exeter there is a superb range of shopping facilities, access to the M5 motorway network, mainline railway station serving London Paddington and well respected international airport.

DESCRIPTION

A three bedroom semi-detached cottage offering a wealth of charm and character, situated in the popular village of Lewannick.



A well-presented cottage with delightful gardens and within walking distance of village amenities





ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: A stable door leading into the entrance hall with under stairs storage and a door leading through to the shower room comprising a WC, sink and shower.

The kitchen has a range of eye level wall and base units and drawers with worktop over, inset sink, inset hob with built in oven under, integrated dishwasher and space for fridge. Flagstone flooring, beamed ceiling and fireplace housing the oil fired Aga. Opening into the dining room with flagstone flooring, beamed ceiling and fireplace housing a multi fuel stove on slate hearth with stone surround. A door leads to the sun room with door and windows overlooking the rear garden. The sitting room has flagstone flooring, beamed ceiling and a fireplace housing a multi fuel stove with stone surround.

The first floor offers three good sized double bedrooms, and a bathroom comprising a bath, WC and sink.

OUTSIDE

A private drive leads to the front of the property with a parking area, workshop and outside store. To the rear, the property has two enclosed rear gardens with a range of shrubs, trees and plants. Both gardens offer privacy with areas of lawn and patio.

SERVICES

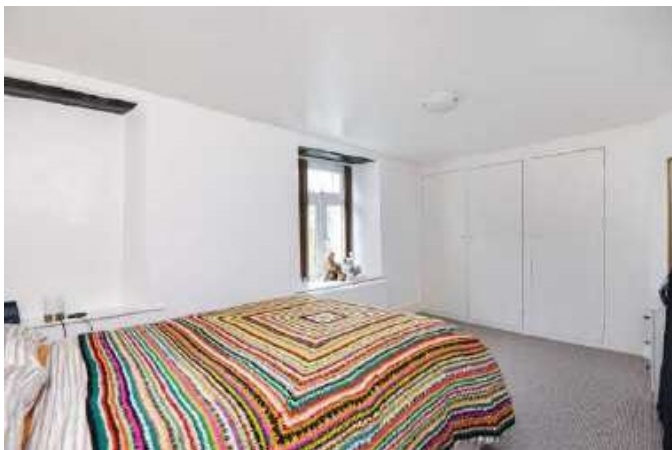
Mains water, electricity and drainage. Oil fired central heating. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWING

Strictly by appointment with the vendors appointed agents Stags.

DIRECTIONS

From Launceston head west along the A30 towards Bodmin passing the junction at Kennards House and continuing west following the A30. Take the exit signposted Lewannick and follow the slip road to the T-junction turning left signposted to Lewannick. On reaching the village centre turn left, continue past the shop on your left and you will see the drive leading to the property on your left, for viewings it is easier if you park on the road and walk down to the property.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

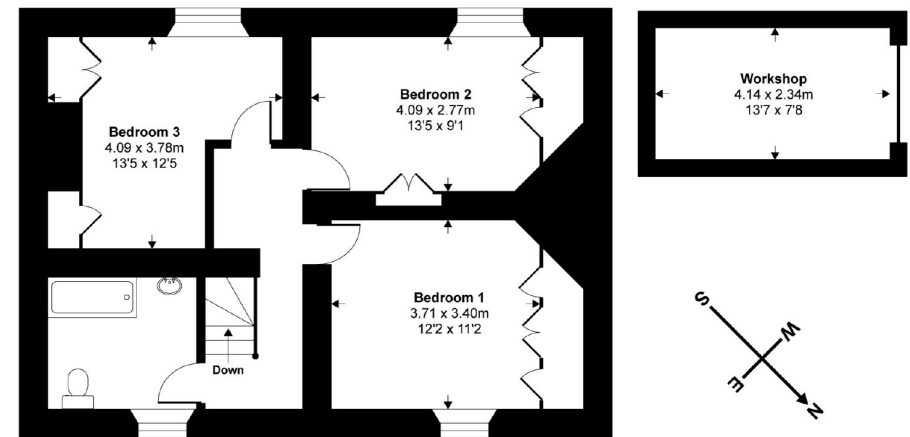
Kensey House, 18 Western Road,
Launceston, Cornwall, PL15 7AS

Tel: 01566 774999

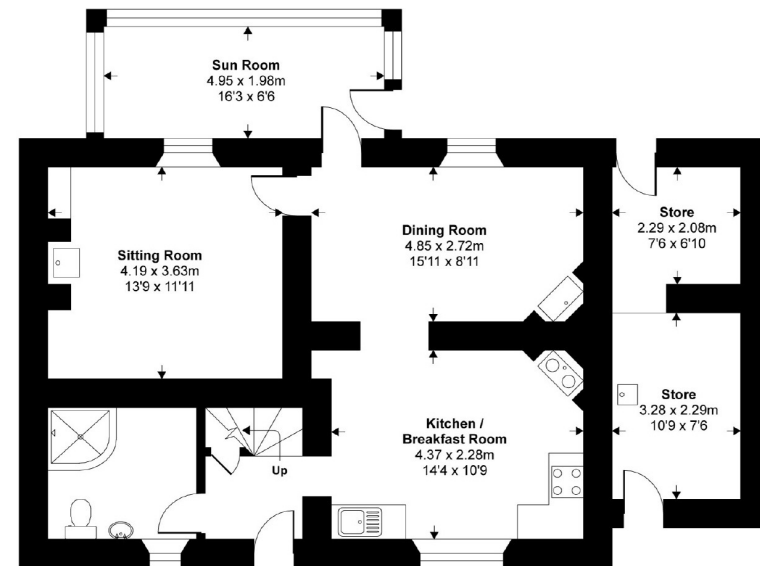
launceston@stags.co.uk

Energy Efficiency Rating		Current	Potential
20-40%	A		
41-45%	B		83
46-50%	C		
51-55%	D		
56-60%	E	52	
61-65%	F		
66-70%	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area
137.7 Sq Metres 1483 Sq Ft (Excludes Stores)



First Floor



Ground Floor

Copyright nichecom.co.uk 2017 Produced for Stags
NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale