



Wheelhouse Cottage

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Trecrogo, South Petherwin, Launceston,



Launceston 4 miles

Liskeard 13 miles

Plymouth 25 miles

A delightful detached cottage with a wealth of charm and character, set in just over half an acre

- Sitting Room
- Dining Room
- Kitchen
- 3 Bedrooms
- Snug/Bedroom 4
- Drive and Off Road Parking
- Two Detached Garages
- Set Within Just Over 0.5 Acres

Guide price £395,000

SITUATION

The property lies in the hamlet of Trecrogo, a short distance from the popular village of South Petherwin with its public house and primary school. The former market town of Launceston is some 4 miles distant with a wide range of facilities including 24-hour supermarket, secondary school with sixth form, doctors, dentists and veterinary surgeries, two testing 18-hole golf courses, fully equipped leisure centre and numerous sporting and social clubs. The vital A30 trunk road can be accessed at Launceston and links the Cathedral Cities of Exeter and Truro.

DESCRIPTION

This charming 3-4 bedroom detached property is situated within an idyllic rural hamlet setting and offers beautiful gardens, two garages and a gravel drive providing ample parking.

ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: an entrance porch leading into the hall with a door through to the sitting room with a fireplace, cloam oven and stone surround. The snug/ bedroom 4 has a fireplace with a stone surround and an en-suite bathroom with a bath, shower, his and hers sinks and WC. The dining room has a beamed ceiling, understairs storage and a fireplace with a granite and stone surround. A door leads through to the kitchen with a range of wall mounted cupboards, base units and drawers, built-in cooker, hob, inset stainless steel sink and space for a fridge/freezer. An inner hall accessed from the kitchen leads to the pantry, WC and sun room with space and plumbing for a washing machine and fridge/freezer and a door to the rear garden.

The first floor comprises a landing, three bedrooms and a shower room with a

sink and WC. The three bedrooms enjoy a pleasant aspect to the front overlooking the gardens and pond.

OUTSIDE

The drive leads along the eastern boundary to an area providing ample parking for numerous vehicles and two garages, one of which benefits from having stairs leading up to a store room. The front garden is laid to lawn with a range of well stocked flower beds and an ornamental pond with a paved path leading to the front door. The rear garden is principally laid to lawn with a range of trees, shrubs and plants, several stocked flower beds, a greenhouse and an extensive summer house with power, light and an area of decking to the front.

SERVICES

Mains water and electricity. Private drainage. LPG 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 vendor's appointed agents, Stags.

DIRECTIONS

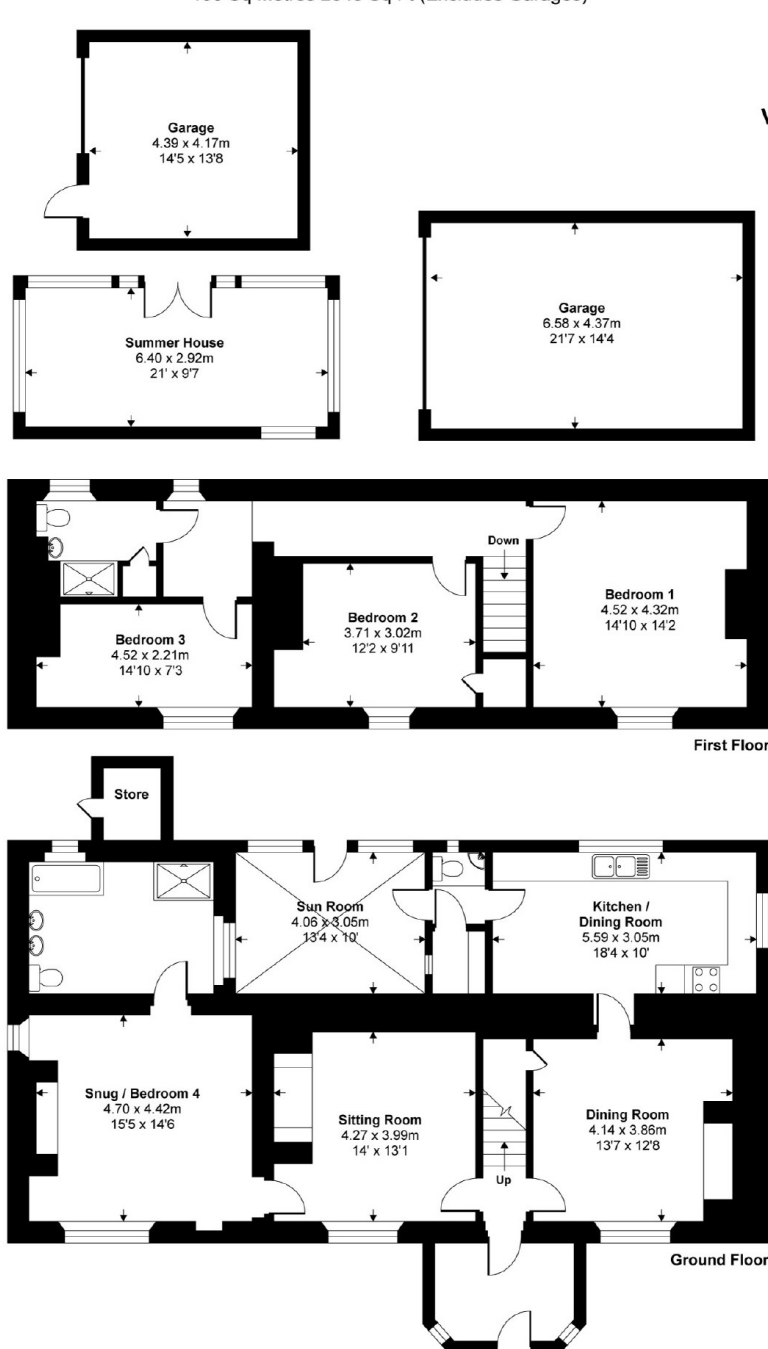
From Launceston take the B3254 south towards Liskeard. Continue through South Petherwin passing the church on the right hand side and pass the right hand turning to Kennards House. After the row of houses called Trecrogo Lane End, turn left signposted to Trecrogo. Continue for just under half a mile and turn left into an unmade lane where the property will be found on the left hand side, clearly identified by a Stags For Sale board.



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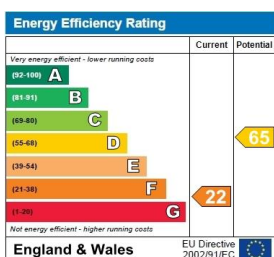
Approx. Gross Internal Floor Area
190 Sq Metres 2045 Sq Ft (Excludes Garages)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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



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