



Five Lanes, Launceston

Positioned in a tucked away location yet close to village facilities lies this compact 3 bedroom attached cottage with a further detached 1 bedroom holiday let which can provide a great income stream. The residence has its own private and enclosed gardens and is offered for sale with no forward chain.

£299,950

Signature
HOMES



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Thorn Cottage, Five Lanes, Launceston, Cornwall, PL15 7RX

- Character and quirky 3 bedroom cottage.
 - Having been extended in recent years.
 - Further 1 bedroom detached holiday let barn.
 - Great home and income opportunity.
 - Lounge with open fireplace.
- Conservatory and formal dining room.
 - Fitted kitchen/breakfast room with integrated appliances.
 - All set in private and enclosed gardens.
 - Good access to the A30 dual carriageway.
 - No forward Chain.

Thorn cottage is a great home and income opportunity and lies in this accessible village not far from the A30 (being the main arterial route through Cornwall). Originally a barn to the attached main farmhouse, the home has been tastefully converted over the past 30 years. Our clients have lived at the property since the mid 1980's. They have made many improvements during that time including most significantly adding a conservatory at the side and also converting the former milking parlour into further accommodation. Today this character village residence is well worthy of a viewing.

Internally, the main house has quirky accommodation with a wealth of character throughout including beamed ceilings, exposed stonework and deep sills and includes an entrance porch with a door opening into the kitchen/breakfast room. This room is well fitted with a range of matching cream units and an integrated Rangemaster electric double oven with halogen hob above. This sociable room leads through to the formal dining room. The dining room is a lovely area with an imposing vaulted ceiling. The lounge has a feature granite fireplace with an inset "Jetmaster" open fireplace. This cosy room has the sweeping stairs which

ascend to the first floor as well as access to the hardwood conservatory which is a pleasant place to sit, relax or dine during the warmer months. A utility room with a Belfast sink and WC conclude the ground floor.

There are 3 bedrooms on the first floor, with the master bedroom positioned on the mezzanine and benefits from an adjacent dressing room. The family bathroom/WC has an electric shower over the bath. The property has some UPVC double glazed windows and warmth is supplemented by night storage heating.

The little one bedroom barn is positioned nicely within the plot with its own little low maintenance garden. It has been extended over the years and has exclusive permission for a holiday let. It has been successfully let over the years and is a fantastic second income instrument. There are many mod cons, a quaint little kitchen and a wood burner in the cosy lounge. The barn has been extended at both sides. There is a little light and airy snug adjacent to the lounge, formal dining room and a ground floor bathroom/WC with a shower over the bath. On the first floor there is a bedroom which currently houses two single beds. Much



of the improvements in the barn such as the kitchen and windows have been hand crafted by a reputable local joiner. Externally, the barn has its own private small and low maintenance garden which keeps any occupants separate from the main house.

The plot consists of many areas to include lawned areas, a productive vegetable area and a sweeping driveway with room for turning. The gardens are well enclosed and private and are able to receive the sun for most of the day, there are many outside stores including an irregular shaped summer house and a garden shed. There is also a brick built barbeque, granite seat and a paved patio area ideal for alfresco dining.

LOCATION

The attractive Moorland village of Altarnun is within 1 mile, boasting amenities including a Post Office facility, village shop, County Primary School and Parish Church famously known as the "Cathedral On The Moor". From this property miles upon miles of walks can be enjoyed over Bodmin Moor. The ancient former market town of Launceston lies within 10 miles to the East and offers a range of shopping, commercial, educational and recreational facilities and is convenient to the A30 trunk road giving access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction.

DIRECTIONS

From Launceston Town Centre proceed into Western Road heading towards Pennygillam Roundabout. At the roundabout take the first left hand exit towards Bodmin. Proceed west bound along the A30 for approximately seven miles passing the BP Garage at Plusha. Take the next left hand exit signposted Altarnun, Five Lanes and Trewint and follow the signposts into Five Lanes. Take a left hand turning in the centre of the village and proceed up the hill passing the Kings Head Public House on the right hand side. Take the first left hand turning into Thorn Close and after the first bungalow take the small left hand drive where Thorn Cottage will be found at the bottom marked with a Webbers For Sale Board.

COUNCIL TAX BAND

Cottage B: Cornwall Council.
Barn A: Cornwall Council.

SERVICES

Mains water, electricity and drainage.

OFFICE HOURS

Monday – Friday 9.15am – 5.30pm
Saturday 9.00am – 4.00pm

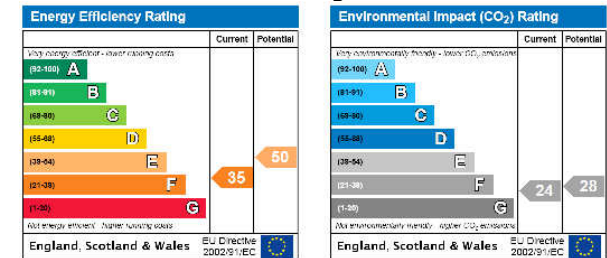
Want to know More?

We recognise that buying a property is a big commitment and, therefore, recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding.

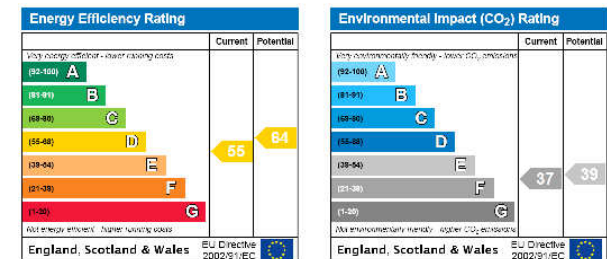
- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.ukradon.org
- www.fensa.org.uk
- www.nesltd.co.uk
- <http://list.english-heritage.org.uk>

Energy Performance Certificate

Cottage



Barn



Webbers Signature Homes, 10a Broad Street, Launceston, Cornwall, PL15 8AD
Tel: 01566 776211 E-mail: launceston@webbers.co.uk or visit: www.webbers.co.uk

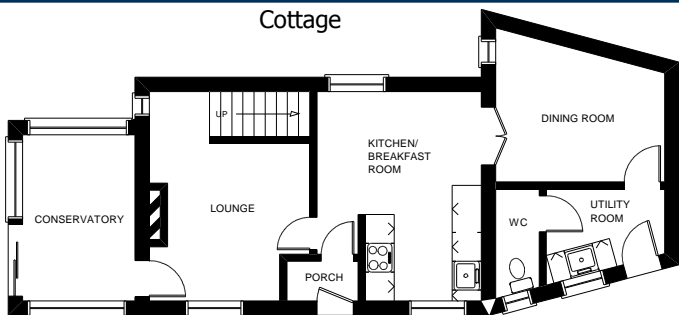
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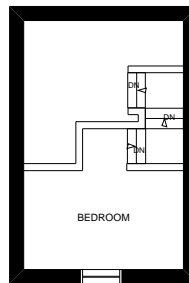
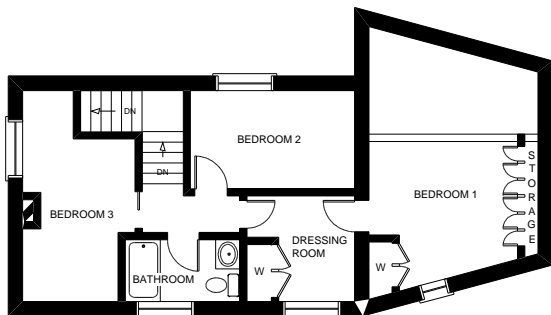
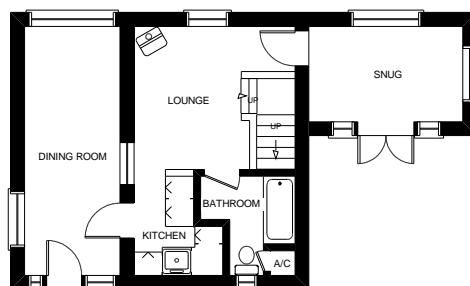


COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

Cottage



Barn



Floor plan are for identification purposes only and are not to scale.
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The Cottage

- Kitchen/Breakfast Room** 11'7" max x 14'4" max (3.53m max x 4.37m max)
- Dining Room** 11'7" max x 11'2" max (3.53m max x 3.4m max)
- Utility Room** 8'5" max x 6'9" max (2.57m max x 2.06m max)
- Lounge** 11'3" max x 14'6" max (3.43m max x 4.42m max)
- Conservatory** 7'9" x 11'6" (2.36m x 3.5m)
- Bedroom 1** 10'4" max x 10'4" max (3.15m max x 3.15m max)
- Dressing Room** 7'8" max x 7'6" max (2.34m max x 2.29m max)
- Bedroom 2** 11'7" x 6'7" (3.53m x 2m)
- Bedroom 3** 6'10" approx x 14'6" max (2.08m approx x 4.42m max)

The Barn

- Dining Room** 6'9" x 17'11" (2.06m x 5.46m)
- Kitchen Area** 7' max x 7'4" max (2.13m max x 2.24m max)
- Lounge Area** 11'5" max x 10'5" max (3.48m max x 3.18m max)
- Snug** 10'11" x 6'9" (3.33m x 2.06m)
- Bedroom** 11'6" max x 6'5" min (3.5m max x 1.96m min)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

