



**STAGS**

Homeleigh, Altarnun, Launceston, Cornwall,  
PL15 7SJ

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A delightful Grade II Listed cottage set within the heart  
of this popular rural village

Launceston 8 miles - North Cornish Coast 14 miles - Bodmin 15 miles

• 2/3 Bedrooms (2 En Suites) • Sitting Room • Dining Area • Kitchen •  
Front and Rear Courtyard Garden • Successful Holiday Cottage •  
Abundance of Character Features • Delightful Village Setting •

Guide price £225,000

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## SITUATION

The property is positioned in the heart of the popular village of Altarnun, which is regarded as one of the most picturesque villages on the moor with its post office catering for day to day needs and beautiful Church known affectionately as 'The Cathedral on the Moor'. At Five Lanes, which is approximately half a mile away, you will find the Kings Head public house and local primary school. A more comprehensive range of shopping facilities can be found at the former market town of Launceston, with its excellent range of shopping facilities including 24-hour supermarket, M&S Food Hall, doctors', dentists' and veterinary surgeries, leisure centre and two testing 18 hole golf courses, together with numerous sporting and social clubs. The vital A30 trunk road can be accessed at Five Lanes, which links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5, main line rail stations serving London Paddington and an international airport. The city port of Plymouth is some 24

miles distant with a deep water marina and cross channel ferry port serving northern France and Spain.

## DESCRIPTION

The property is a deceptively spacious semi-detached 2/3 bedroom cottage with a wealth of character features and a pleasant rear courtyard garden.

## ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: a stable door opens into the dining area which leads through to the sitting room with a beamed ceiling, granite fireplace with slate hearth housing a multi-fuel stove with cloam oven and stairs rising to the first floor. The kitchen has a range of wall mounted cupboards, base units and drawers, an inset stainless steel sink, space for a fridge/freezer, space for a cooker with an extractor hood over and plumbing for a dishwasher or washing machine. A stable door provides access out to the rear garden. From the sitting room, a door leads to the second



bedroom with slate flagstone floors and an en suite shower room with a WC and basin.

The first floor comprises an excellent master bedroom with an A-frame vaulted ceiling, Velux window, tasteful wooden floorboards and an en suite bathroom with a WC, basin and built-in storage space. A door leads through to a dressing room/bedroom 3 with exposed roof beams.

### OUTSIDE

A charming courtyard with a stone wall and a path to the entrance door is found at the front of the property. The rear courtyard garden enjoys a pleasant outlook over an adjoining paddock with views towards the church and has an area of patio, small area of gravel and a shed for outside storage.

### AGENT'S NOTE

The neighbouring property has a pedestrian right of way through the rear courtyard garden.

### SERVICES

Mains water, drainage and electricity. Economy 10 heating. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

### VIEWING

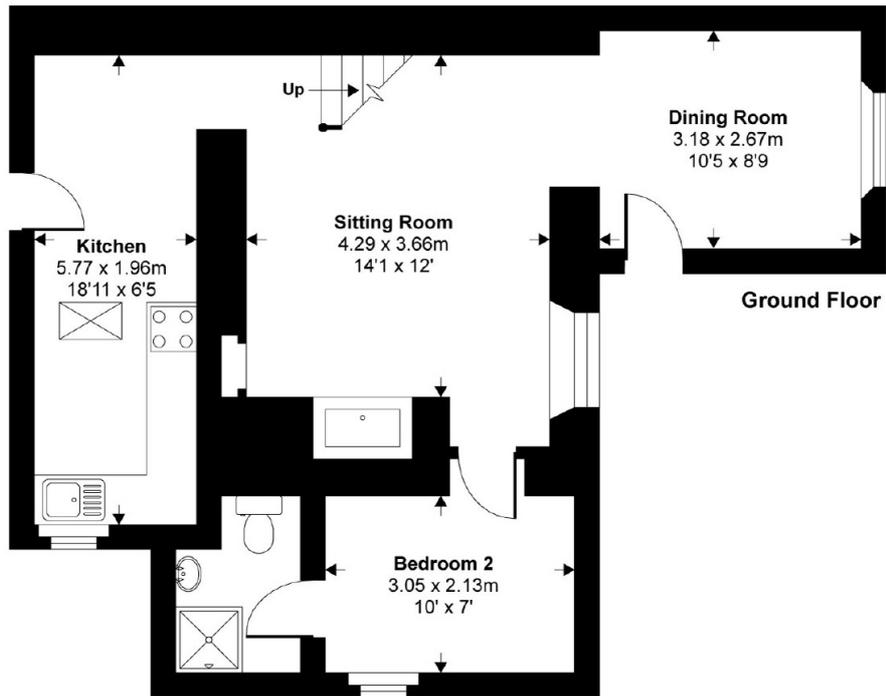
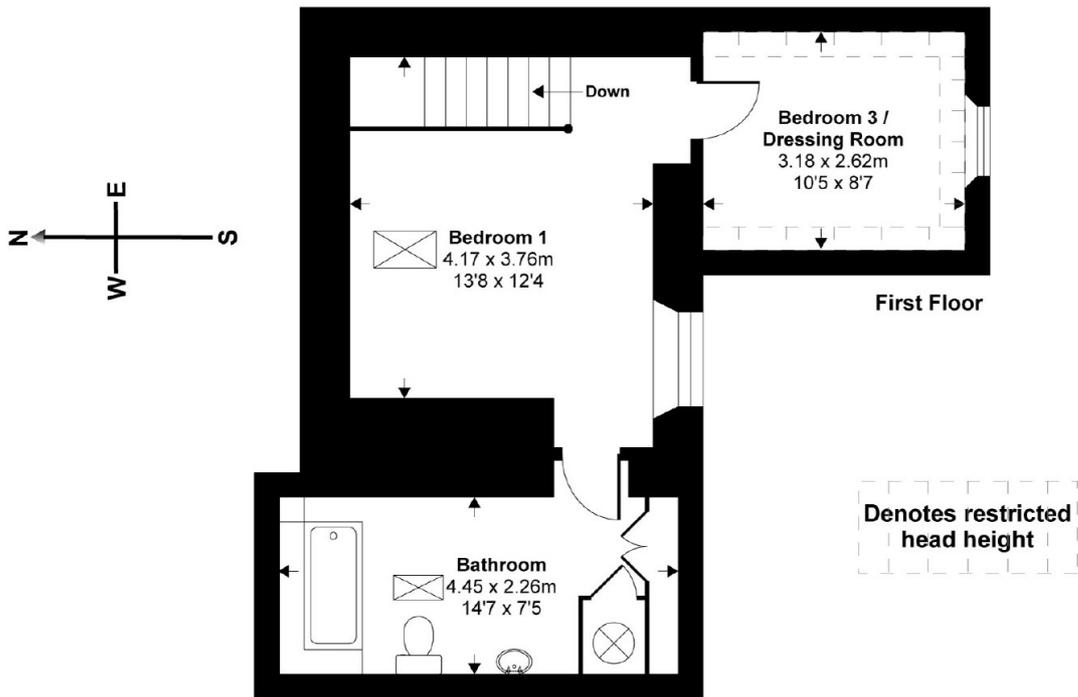
Strictly by appointment with the vendor's appointed agents, Stags.

### DIRECTIONS

From Launceston, take the A30 west towards Bodmin, passing Kennards House, Two Bridges and Plusha. Leave the dual carriageway signposted Five Lanes and at the mini-roundabout, take the third exit back under the A30. At the T-junction turn left and almost immediately first right, then right again into Five Lanes. Take the left hand turn to Altarnun, in front of the Kings Head public house car park. Proceed into the village of Altarnun where the property will be found on the right a short distance after the red telephone box on the left.



Approx. Gross Internal Floor Area  
93.7 Sq Metres 1009 Sq Ft (Excludes Restricted Head Height)



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



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