



Primrose Cottage



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Altarnun, Launceston, Cornwall, PL15 7SJ

Launceston 9 miles - North Cornish Coast 12 miles - Bodmin 15 miles

A charming Grade II listed character cottage in a picturesque village

- 2 Bedrooms (2 En Suites)
- Dressing Room / 3rd Bedroom
- Sitting Room
- Dining Room
- Enclosed Rear Garden
- Many Period Features
- Excellent Decorative Order
- Central Village Location

Guide Price £299,000

SITUATION

Situated in the heart of the popular moorland village of Altarnun with a post office located in the village hall catering for day to day needs and a beautiful Church which is known affectionately as 'The Cathedral on the Moor'. At Five Lanes, approx. 0.5 miles away, you will find the Kings Head public house and local primary school. A more comprehensive range of facilities can be found at 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 can be accessed at Five Lanes, which links the cathedral cities of Truro and Exeter. At Exeter is access to the M5 network, main line rail station serving London Paddington and an international airport. The city port of Plymouth is some 24 miles.

DESCRIPTION

A beautifully presented semi detached cottage dating back to the 1830's with 2/3 bedrooms, offering a wealth of charm and character associated with properties of this age and an enclosed rear garden.



ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises; a stable door opens into the dining room with slate tiled floor which leads through to the sitting room with a granite fireplace with a slate hearth, cloam oven housing a Nordpeis wood burning stove. The kitchen has been recently updated with a range of base and wall mounted units and Silestone quartz worktop with an integrated sink and drainer. There is an powder grey Rangemaster Classic Deluxe 90 cooker with an induction hob. Integrated in the base units are a fridge, freezer, washing machine and dishwasher. A door provides access to the rear garden. The ground floor accommodation is completed by a bedroom with an en suite shower, vanity sink and low flush wc.

Stairs rise to the first floor from the sitting room to the open master bedroom with superb A frame vaulted ceiling, wooden floor boards and an en suite bathroom with a high flush wc, wash hand basin, graphite grey heated towel rail, role top bath on claw feet and separate shower with a graphite grey shower tray and drencher shower head. Also in the bathroom is an airing cupboard and boiler cupboard housing the hot water cylinder. A door leads through to the dressing room/nursery room or occasional bedroom 3 which also has exposed beams and wooden flooring.

OUTSIDE

To the front of the property is a small enclosed courtyard with pedestrian gate leading to the front door. There is an enclosed rear garden with a stone wall, ideal for al-fresco dining with a gravel patio area and flower bed and pleasant outlook over an adjoining paddock.

AGENTS NOTE

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

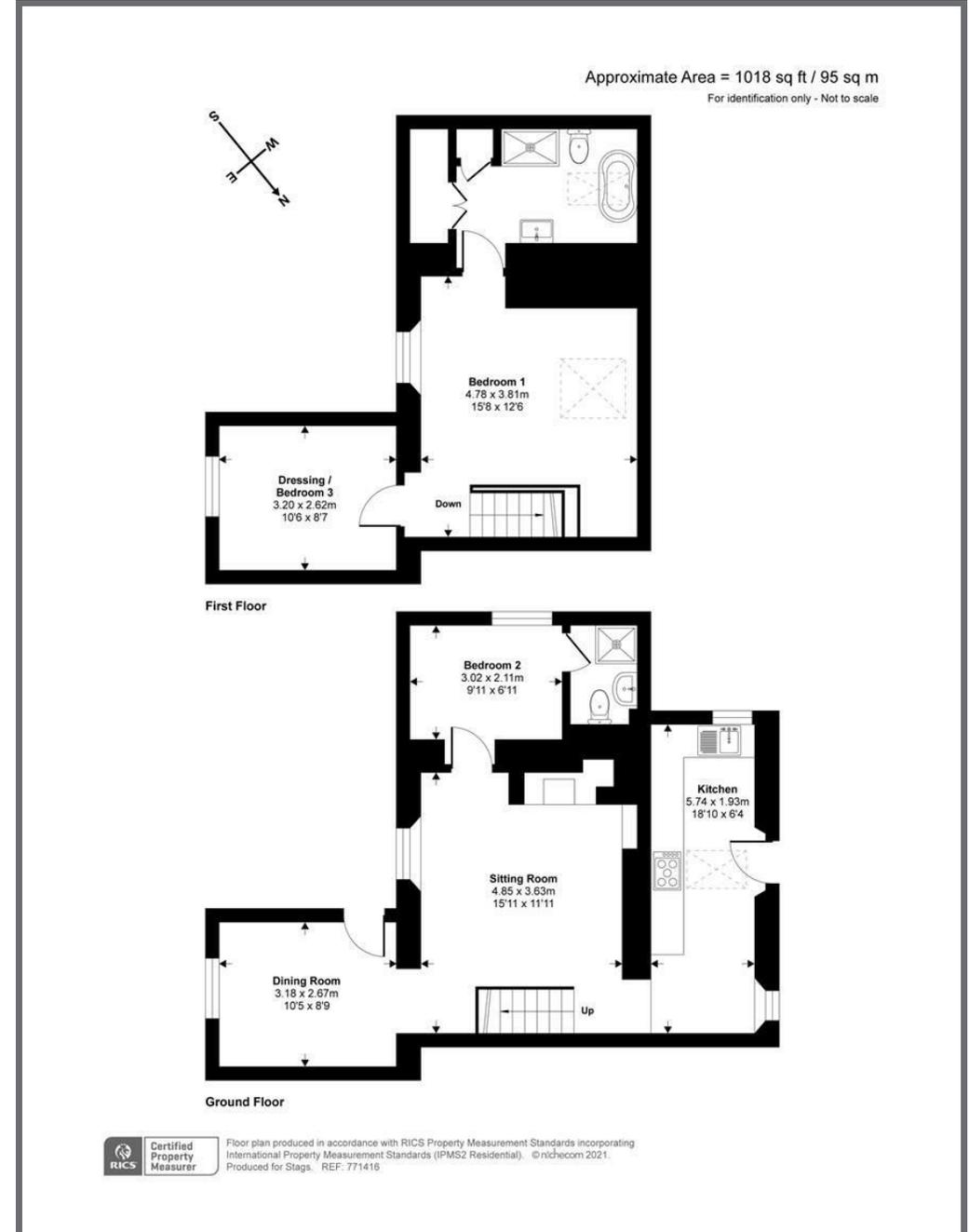
Strictly by prior appointment with the vendor's appointed agents, Stags.

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 right, then right again into Five Lanes. Take the left hand turning to Altarnun in front of the The Kings Head public house car park. Proceed into the village of Altarnun where the property will be found on the right hand side identified with a Stags For Sale board.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	37	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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