



Trevillian Down Cottage



Trevillian Down

Warbstow, Launceston, Cornwall, PL15 8RW

Warbstow 2.5 miles - Crackington Haven 5.9 miles -
Launceston 13.4 miles

A delightful cottage with a wealth of character, set in just under 7 acres with lovely rural views.

- Detached Character Property
- Approximately 6.99 Acres
- 3 Bedrooms
- Kitchen / Breakfast Room
- Sitting Room / Dining Room
- Range of Outbuildings
- Off Road Parking
- Delightful Gardens
- Council Tax Band: D
- Freehold

Guide Price £650,000

SITUATION

The property is located near the village of Warbstow with its thriving community spirit and primary school in the heart of the North Cornish countryside. The small village of Wainhouse Corner lies some 3 miles away with a Post Office/general store catering for day to day needs. The former market town of Camelford with its doctors, dentists and veterinary surgery is approximately 8.7 miles away with the picturesque North Cornish Coast approximately 8 miles north. The town of Launceston is 13.4 miles away offering an excellent range of shopping facilities including a 24-hour supermarket, doctors, dentists and veterinary surgery, together with a fully equipped leisure centre, two testing 18-hole golf courses and numerous sports and social clubs. From Launceston there is access to the A30 trunk road which connects the cathedral cities of Truro and Exeter, both with a diverse range of shopping facilities.

DESCRIPTION

A delightful character property, believed to date back to the 1800's, occupying a private setting with wonderful far reaching countryside views. The property enjoys just under 7 acres, a range of outbuildings and off road parking for numerous vehicles.



ACCOMMODATION

Front door leading into an entrance porch which in turn leads into the sitting/dining room with a multi fuel burning stove with a decorative stone surround and clome oven, delightful aspect over the garden and stairs leading to the first floor.

The breakfast room offers a Heritage cooker, Belfast sink and a range of cupboards, base units and enjoys a feature porthole window. An open doorway leads through to the kitchen with a range of wall mounted cupboards, base units, drawers, integral fridge and freezer, built in cooker with an electric hob over and a door leading to the rear hall with access to the rear of the property.

The first floor comprises 3 bedrooms benefitting from delightful countryside views. The shower room with a shower, WC and wash hand basin.

OUTSIDE

The property is approached by a sweeping gravel drive which leads to a large area of parking for numerous vehicles.

The well-presented gardens are laid to lawn and offer an array of flowers, shrubs and plants with an orchard and further copse.

The property has a range of useful outbuildings offering; single open fronted garage, workshop, stable and a large multi purpose barn with additional stabling.

The gently sloping land extends to the west and north of the property and comprises two fields.

In all the property extends to approximately 6.99 acres.

SERVICES

Private water and drainage. Oil fired central heating. Mains electric. Our clients also own a wind turbine situated on their land which generates an income (contact the office for income information). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

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

DIRECTIONS


From Launceston take the A30 dual carriageway towards Bodmin exiting at Kennards House, onto the A395, signposted North Cornwall and Wadebridge. Follow the A395 into the hamlet of Hallworthy, turning right to Warbstow and Canworthy Water, passing the cattle market. After approximately one mile, immediately past the disused railway bridge, turn left towards Trelash. Follow the road for approximately 200 yards and take the right hand turning to Trelash, continuing into the centre of the village. Take the turning to Jacobstow, continue along this road for approximately 1 mile and you will see the property on your left, clearly identified by a Stags For Sale board.

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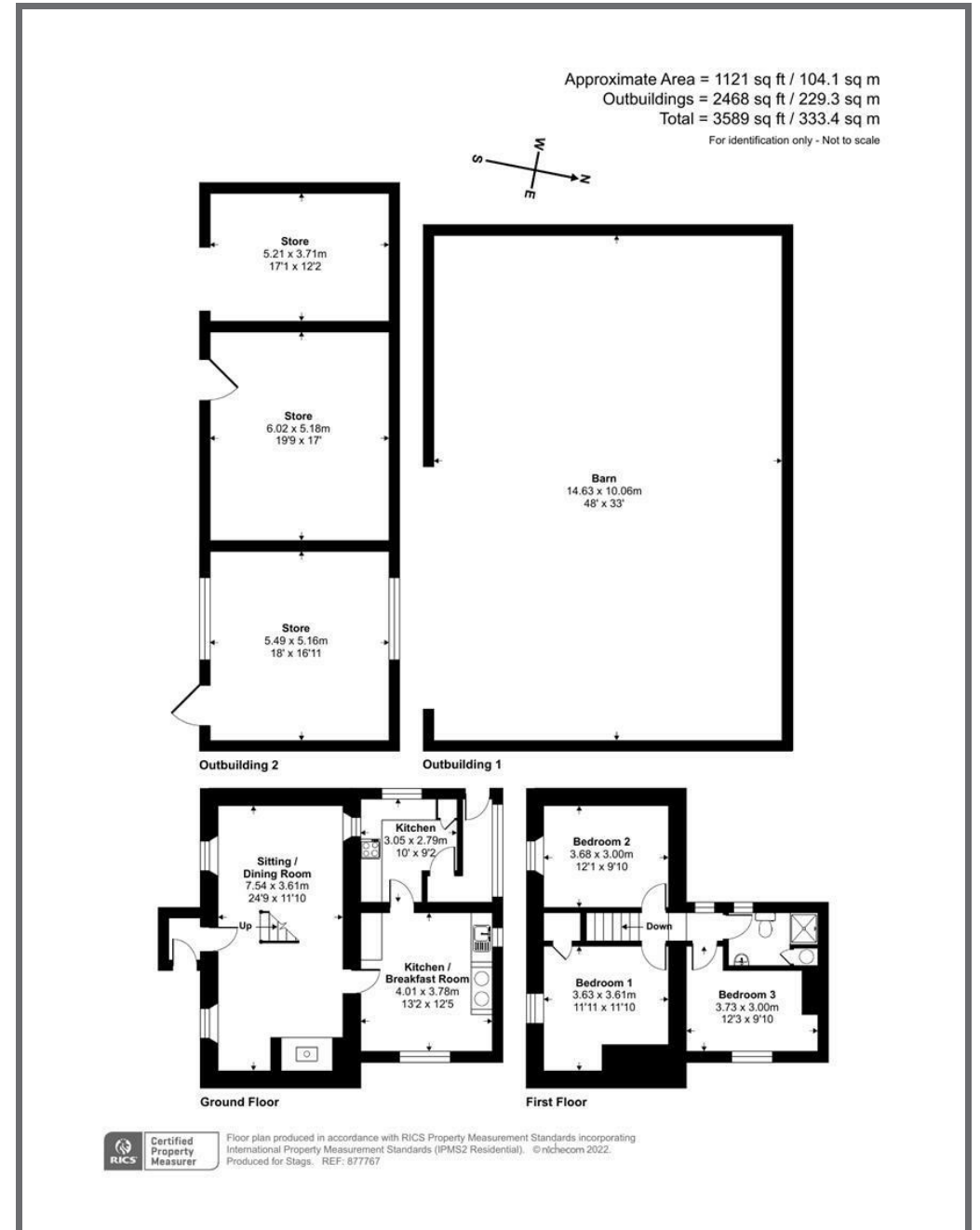
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		46	78
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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