Brockings

STAGS

Brockings

Petherwin Gate, Launceston, PL15 8LW

Launceston (A30) 6.1 miles - Cornish Coastline 11 miles - Bude 16 miles

A very spacious and well proportioned family home full of warmth and character in a central village location

- Period Family Home
- 4 Double Bedrooms
- Workshop and Garage
- Enclosed Rear Garden
- Tenure: Freehold
- New Slate & Flat Roof 2022
- Spacious Reception Rooms
- Off Road Parking x2
- Village Location
- Council Tax Band: D

Guide Price £425,000

SITUATION

The property enjoys a central location in the Cornish hamlet of Petherwin Gate approximately 1.5 miles from the village primary school. The ancient market town of Launceston lies around 8.5 miles away, offering a comprehensive range of shopping, educational and leisure facilities. The A30 dual carriageway is easily accessible, providing excellent links west towards Bodmin and Truro, and east towards Exeter and the M5 motorway. Quiet country lanes provide enjoyable hacking, whilst the network of public footpaths and bridleways, together with the nearby North Cornwall coast and the rugged landscapes of Bodmin Moor and Dartmoor, offer choices for walking, riding and outdoor pursuits.

DESCRIPTION

A spacious family home full of rustic charm and character, occupying prominent position in the heart of the village. Understood to have been constructed in the mid 1800's using traditional methods of its era including stone and cob construction, the property was later extended at the rear which showcasing and retaining much of its original character. Notable period features include the unusual beamed ceilings and an impressive inglenook fireplace, complete with its original clome oven and wood-burning stove. The property has undergone a range of significant home improvements including the replacement of both the main pitched roof and rear flat roof in 2022, an updated gas boiler and lined chimneys for both wood burning stoves.

The property is also equipped with mains gas central heating, with the boiler having been renewed by the current owners. This provides heating to radiators throughout the property, together with the domestic hot water.

ACCOMMODATION

A quaint covered porch at the front of the property offers a sheltered entrance with a small entrance hall leading directly into an impressive dining room. As one of two spacious reception rooms, both the dining room and sitting room showcase beautiful exposed beams, wood burners and windows overlooking the front gardens. The kitchen is fitted with painted units, an induction hob, electric oven and extractor, with space and plumbing for a dishwasher and a useful pantry. Windows overlook the rear garden from the kitchen which is adjacent to the dining room. At the rear of the house is a modern ground-floor shower room/WC and utility room, with plumbing for a washing machine and tumble dryer. Extending across much of the rear is a generous sun room enjoying views and access to the rear garden, with a pedestrian door providing access to the attached garage/workshop and store.

The first floor of the accommodation presents four double bedrooms, with the principal bedroom benefiting from direct access to the Jack and Jill bathroom, fitted with a panel bath and electric shower, wash basin and WC. The landing also provides hidden access to a small, skylit room with restricted headroom, currently used as a home office.

OUTSIDE

Outside, the mature front garden provides a good degree of privacy with a traditional and pretty approach via a small wooden gate and archway. There is off road parking to the side of the property and directly in front of the garage. This currently allows for 2 vehicles, with scope to use the garage space for additional parking subject to consents and if required. The generous, level rear garden features two patio seating areas, a useful shed and a newly installed timber shed/log store adjoining the side of the property. The garden is well established, with mature planting and a selection of fruit trees with enclosed boundaries suiting families and couples alike looking for peace and privacy.

SERVICES & ADDITIONAL INFORMATION

Mains electricity, water and drainage. Mains gas fired central heating. Broadband availability: Ultrafast, Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.
Planning permission has been granted under application number PA23/06887 for the removal of the existing garage and workshop and their replacement with a ground-floor bedroom and shower room/WC, offering an excellent opportunity to further enhance the accommodation.

VIEWINGS

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

DIRECTIONS

From Launceston take the B3254 road signposted to Bude, crossing over the River Ottery at Yeolmbridge and through Ladycross. Continue on this road from Werrington Primary School and after approximately 1.5 miles, turn left signposted North Petherwin. Continue following the signs to North Petherwinand in the centre of the village opposite the former red telephone box, turn right where the property will be found immediately on the right hand side.

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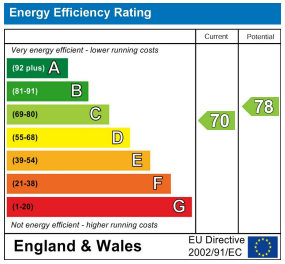
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999

Approximate Gross Internal Area 2334 sq ft - 217 sq m
(Excluding Outbuilding)
Ground Floor Area 1560 sq ft – 145 sq m
First Floor Area 774 sq ft – 72 sq m
Outbuilding Area 54 sq ft – 5 sq m

"For Identification only – Not to scale"

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.