

Laburnham Cottage

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Trewint, Launceston, Cornwall, PL15 7TG

Launceston 9 miles Bodmin 14 miles Exeter (M5) 49 miles

Charming two-bedroom cottage in the heart of the rural hamlet of Trewint and successful holiday let.

- 2 Bedrooms
- Sitting Room
- Covered Seating Area
- Tenure: Freehold
- Kitchen-Diner
- Off Street Parking
- Private Garden
- Council Tax - Business Rated

Offers In Excess Of £225,000

SITUATION

The property lies in the heart of the small hamlet of Trewint less than a mile from the picturesque moorland villages of Altarnun and Five Lanes. At Five Lanes there is a primary school, well respected local hostelry The Kings Head Arms and the centre of Altarnun village is located less than a mile away. In Altarnun there is a post office/general stores catering for day to day needs together with a most impressive church with tower, known as the Cathedral of the Moor. The property is located less than a mile from the A30 trunk road which links the Cathedral Cities of Truro and Exeter. In addition it provides access to the former market town of Launceston, known as the Gateway to Cornwall some 9 miles to the east with a comprehensive range of shopping facilities including 24-hour supermarket, doctors, dentists, veterinary surgeries, places of worship, fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs.







DESCRIPTION
This pretty two bedroom cottage is found in excellent decorative order. The property with full residential status, is currently used as a successful holiday let and benefits from off street parking and a garden.

ACCOMMODATION
Access via a half glazed door to a hall way with door to the downstairs bathroom comprising a corner shower, wc, wash hand basin and heated towel rail. Off the hall is the kitchen-diner with a range of base units, ceramic sink, electric hob and oven, dishwasher and built-in breakfast bar. The charming sitting room has exposed beams and an open fire housed in a stone surround with wooden mantle. Stairs lead to the first floor with two double bedrooms.

OUTSIDE
Accessed from a parish road is an off street parking space leading to a covered patio area and wooden door to locked storage area, perfect for bikes and garden tools. Across Wesley Way is a private walled garden and patio area.

SERVICES
Mains water, mains electricity, mains drainage. Electric heaters and open fireplace. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS
Strictly by prior appointment with the vendors sole agents STAGS.

DIRECTIONS
From Launceston head west along the A30 towards Bodmin passing through Two Bridges and continuing along and exiting at the Altarnun/Five Lanes. Proceed down the slip road and at the roundabout take the third exit which comes back under the A30 and proceed to the T-junction. At the T-junction turn left and proceed to the hamlet of Trewint. On entering the hamlet you will see on the left hand side a brown sign to the John Wesley museum. Take the turning on the left by the sign into Wesley Way and you will find the property first on the left.

what3words.com
House ///committed.games.iron
Garden ///fewest.towel.vented



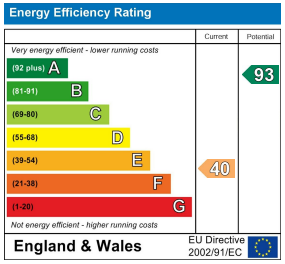




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