

STAGS

Daisyland

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Werrington, Launceston, Devon, PL15 9RB

Launceston 3.6 miles - Bude 17 miles - Exeter 43.8 miles

A charming Grade II listed detached country cottage enjoying exceptional far-reaching countryside views, 0.242 of an acre garden, a very discreet setting with no near neighbours and has excellent access to Launceston and the A30.

- Characterful Grade II listed detached cottage
- Stunning 180 degree rural views
- 4 miles from Launceston and the A30
- Bespoke open barn/garaging and store
- Freehold
- 3 bedrooms and 2 reception rooms
- No near neighbours
- 0.24 of an acre of cottage style gardens
- Oil-fired Rayburn and wood burning stove
- Council Tax Band: D

Guide Price £495,000

SITUATION

The property occupies a peaceful rural setting along a quiet country lane, approximately four miles from the market town of Launceston. This highly convenient location combines country living with easy access to the town's wide range of shops, schools, healthcare facilities and leisure amenities. The nearby A30 provides excellent transport links across Cornwall and into Devon, making the property well placed for both commuting and exploring the wider region.

DESCRIPTION

This delightful Grade II listed stone and cob cottage is full of charm and character, retaining many traditional features while enjoying an enviable rural position. The south facing gardens and all of the main rooms in the cottage enjoy the spectacular far-reaching views over open fields to the rear. There is a bespoke open barn/double garage, made of Douglas Fir, and secure gated parking on the driveway.







ACCOMMODATION

The accommodation has a welcoming kitchen fitted with a range of matching wall and base units, featuring an oil-fired Rayburn which serves as both a focal point and source of warmth. The kitchen leads through to a dining room, which could equally serve as a second reception room. A separate living room provides a cosy retreat, complete with an attractive fireplace housing a wood-burning stove. The cottage enjoys inglenook stone windows throughout and offers a traditional style of living, with heating provided by the Rayburn and wood-burning stove. The extensive views can be appreciated from many rooms within the property, enhancing its peaceful countryside appeal. The first floor comprises three bedrooms, including two comfortable double rooms and a third single bedroom. These are served by a family bathroom.

OUTSIDE

The cottage has a gated driveway and is surrounded by delightful cottage-style gardens laid predominantly to lawn measuring 0.242 of an acre. The gardens back directly onto open fields and enjoy uninterrupted views across miles of rolling countryside. A pathway leads down to a substantial bespoke open-fronted barn/double garaging, handcrafted in Douglas Fir and incorporating the original garage, which is currently utilised as a workshop. Adjacent to this is a brick-built outbuilding used as a freezer and store room, housing the electrical fuse-board serving the barn. There is a further outbuilding, which may be removed by the current owners if preferred, leaving additional hardstanding space. There is also an additional off-road parking space situated to the opposite side of the cottage, as well as an attached woodstore. The combination of mature gardens, useful outbuildings, ample parking and breath-taking views creates an exceptional environment, ideally suited to those seeking a peaceful rural lifestyle.

SERVICES

Mains electricity and water. Private drainage via a septic tank, with a recently installed additional soakaway. Wood burning stove and oil fired Rayburn with a recently renewed oil tank. Broadband availability: 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.

VIEWINGS

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

DIRECTIONS

Drive from Launceston towards Bude on the B3254. At Ladycross, take the 2nd right turn signposted Boyton and then take the next right turn signposted Bridgetown. Follow this lane and after a little while Daisyland will be found on the right hand side.

What3words - ///facelift.endings.origins



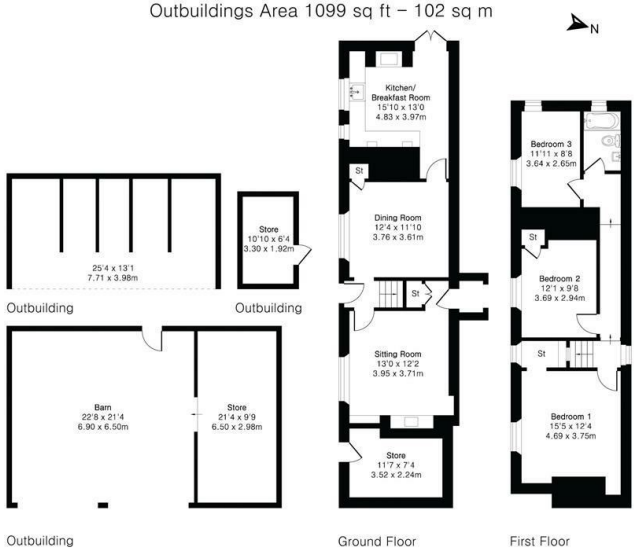




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Approximate Gross Internal Area 1251 sq ft - 116 sq m
(Excluding Outbuildings)
Ground Floor Area 678 sq ft – 63 sq m
First Floor Area 573 sq ft – 53 sq m
Outbuildings Area 1099 sq ft – 102 sq m



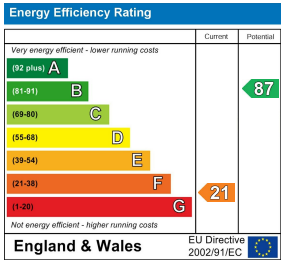
(For Identification only – Not to scale)

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.

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