



Bond
Oxborough
Phillips

Changing Lifestyles

Wooda Cottage

Launceston

PL15 8JB



Asking Price - £325,000



Changing Lifestyles

01822 600700

Wooda Cottage, Launceston, PL15 8JB



- Charming Detached Cottage
- Grade Two Listed
- Character Features Throughout
- Sought After Location
- Enjoying Far Reaching Views
- Offering Three Bedrooms
- Master En Suite & Family Bathroom
- Two Reception Rooms
- Private Garden with Summer House
- Multi-Fuel Burner
- EPC Rating C - 69
- Council Tax Band - B



Believed to date back to the 1750s, this beautifully presented period residence is tucked away off the beaten track whilst remaining conveniently close to the town centre and its excellent range of amenities.

Full of character and charm, this delightful home offers comfortable and spacious accommodation, with an abundance of original features and picturesque outlooks from every window across the surrounding countryside and beyond.

The ground floor provides a wonderful blend of cosy and practical living space. To the front of the property is an inviting living room, with a neighbouring dining room providing an ideal space for entertaining and family meals. To the rear, the kitchen extends to approximately 17.6ft in length and offers access directly onto the beautiful garden.

Upstairs, newly fitted carpets complement the accommodation, which comprises three generous double bedrooms. The principal bedroom benefits from its own en-suite, whilst a family bathroom serves the remaining bedrooms.

Externally, the property can be approached from either the front or side, with the added benefit of a parking space. One of the property's real highlights is the beautiful, private walled garden, thoughtfully stocked with a variety of established plants and shrubs. Offering several areas in which to relax and enjoy throughout the day, the garden features both a pergola and a charming summer house.

Further enhancing the outside space is a small cob barn, providing excellent storage or potential for use as a workshop, together with a separate bespoke timber-built summer house.

A truly charming and characterful period home offering a wonderful combination of privacy, convenience and versatile accommodation, all within easy reach of the town centre.

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The property enjoys a sought after location, within walking distance of the popular town of Launceston with supermarkets, doctors', dentists and veterinary surgeries together with educational facilities, leisure centre and numerous sporting and social clubs. At Launceston there is access to the vital A30 which links the Cathedral Cities of Truro and Exeter.

The picturesque market town of Tavistock is 9 miles away and provides access to the majestic Dartmoor National Park.

At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.

The City of Plymouth is 25 miles to the south, with deep marina and regular cross channel ferry services to northern France and Spain.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01822 600700
for more information or to
arrange an accompanied viewing
on this property.



Floor 0



Floor 1

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PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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