



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 The Row  
Launceston  
PL15 7RX



**Offers Over - £250,000**



Changing Lifestyles

01822 600700

# 3 The Row, PL15 7RX



- Three-bedroom character cottage
- Wealth of original period features
- Exposed beams and flagstone flooring
- Wood-burning stove and traditional cloam oven
- Charming farmhouse-style kitchen/dining room
- Private rear courtyard and garden
- Detached utility/storage outhouse with power and water
- LPG heating and modern shower room
- EPC - E
- Council Tax - B



This beautifully presented three-bedroom character cottage is full of warmth, charm and original features, offering an appealing blend of traditional character and modern-day practicality. Exposed beams, flagstone flooring, a wood-burning stove and traditional cloam oven are complemented by a charming farmhouse-style kitchen, creating a welcoming home with plenty of individuality.

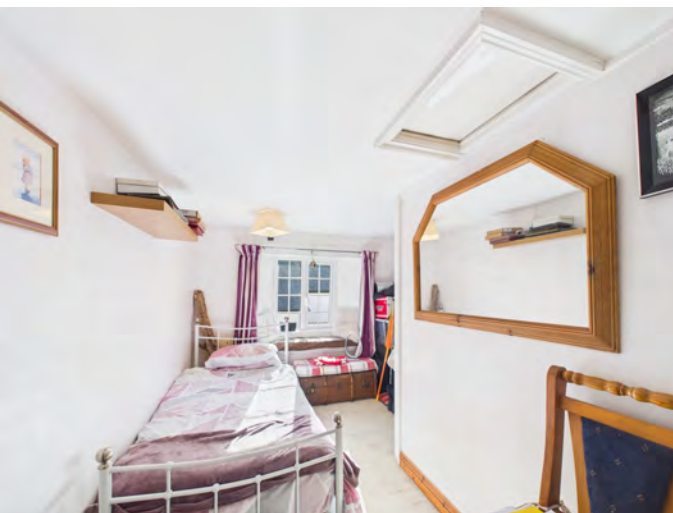
The cottage retains a wealth of period features throughout, while benefiting from useful modern improvements. To the rear, a private courtyard provides access to the garden and a detached outhouse. This versatile additional space incorporates utility facilities, storage, power and water, together with its own independent fuse box. The property is currently heated by an LPG combination boiler, with the existing system providing hot water and radiators capable of being reconnected should a new owner wish to do so.

The entrance hall sets the tone for the property, with attractive tiled flooring and access to the main living areas, together with stairs leading to the first floor. The generous sitting room is a particularly characterful space, featuring exposed ceiling beams, flagstone flooring and an impressive fireplace housing a cast iron wood-burning stove and traditional cloam oven. Two front-facing windows allow plenty of natural light into the room, while an understairs recess provides useful storage. A granite step leads through to the adjoining kitchen/dining room.

The kitchen and dining area has a wonderful farmhouse feel, with exposed beams, flagstone flooring and a striking granite chimney breast. A range of fitted wall and base units provides ample storage and preparation space, with integrated appliances including an induction hob, Hotpoint oven and grill, extractor and sink. There is also space for a fridge, plumbing for a washing machine, under-unit lighting and a useful full-height storage cupboard. A rear door opens directly onto the courtyard and garden.

Upstairs are three comfortable bedrooms, each offering its own character and outlook. The main bedroom overlooks the front and includes recessed storage, while the second bedroom enjoys views across the rear garden and features attractive exposed floorboards. Bedroom three is arranged in a versatile L-shaped layout, making it well suited to use as a child's bedroom, guest room or home office, with further storage beneath the stairs. The contemporary shower room provides a stylish contrast to the cottage's traditional features and includes a corner shower enclosure, vanity wash hand basin with storage, WC and chrome heated towel rail. A slate windowsill adds a further characterful touch.

To the rear, the private courtyard provides a pleasant transition between the house and garden, with access to the detached outhouse. The separate utility and storage building offers excellent versatility, with independent power and water supplies, laundry facilities and its own fuse box, providing a useful space for a variety of purposes. At the top of the garden, you will also find a summer house, providing a lovely additional space to relax and enjoy the surroundings, alongside a traditional piggery which offers further character and potential for alternative uses, subject to any necessary consents.

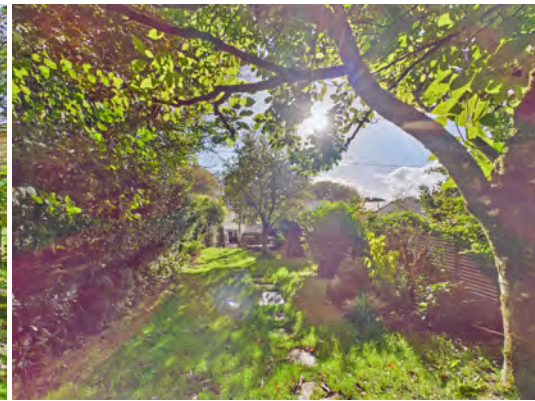


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# Changing Lifestyles

Set in an attractive Cornish location, this charming cottage offers a wonderful combination of character, tranquillity and convenience. Surrounded by beautiful countryside, there are plenty of opportunities to enjoy scenic walks, cycling and the great outdoors, while local amenities, schools and transport connections are all within easy reach. The property provides a peaceful rural lifestyle while remaining conveniently positioned for nearby towns and villages.

To appreciate the charm, character and setting of this lovely cottage, we highly recommend arranging a viewing with Smart Property Group.



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.



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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.