Bond Oxborough Phillips

Changing Lifestyles

Linda Cottage
Badgall
Launceston
Cornwall
PL15 8SZ

Asking Price: £395,000 Freehold







01409 254 238
holsworthy@boppproperty.com

Linda Cottage, Badgall, Launceston, Cornwall, PL15 8SZ

- Charming 4 bedroom semi-detached stone cottage dating back to circa 1825
- Believed to have originally formed part of the Tregeare Estate
- Beautifully presented improved home
- Wealth of original character features
- Stunning inglenook fireplace and clome oven
- Kitchen/dining room with outstanding countryside views
- Ground-floor bedroom and bathroom
- Landscaped gardens and off-road parking
- Peaceful rural hamlet setting
- Breathtaking views across the surrounding valley
- EPC: D
- Council Tax Band: B











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Overview

Believed to have originally served as a farmhouse cottage for the historic Tregeare Estate, this charming semi-detached stone cottage dates back to circa 1850 and offers a wonderful opportunity to acquire a home rich in character and heritage.

Having undergone considerable improvement and sympathetic enhancement in recent years, the property now provides beautifully presented and versatile accommodation, successfully combining a wealth of original period features with modern-day comforts. Occupying a peaceful rural hamlet setting, the cottage enjoys breathtaking far-reaching views across the surrounding valley, together with attractively landscaped gardens and ample off-road parking.

The accommodation is approached via an entrance hall leading into a particularly characterful living room, featuring attractive flagstone flooring and an impressive brick inglenook fireplace housing a wood-burning stove. An inner hallway, thought to have formed part of the original kitchen, provides a further charming feature, a beautiful brick inglenook fireplace incorporates an original clome oven.

The kitchen/dining room forms the heart of the home, offering a light and airy space fitted with an attractive range of units, solid wood work surfaces and a selection of built-in appliances. There is ample room for a family dining table, whilst large French-glazed windows to the rear perfectly frame the breathtaking countryside views. Twin skylights further enhance the sense of space and natural light. A useful adjoining utility room and boot room provides additional storage and appliance space.

The ground floor further benefits from a spacious double bedroom, with a conveniently positioned Jack and Jill bathroom, accessed from both the entrance hall and bedroom.

Stairs rise to the first floor where there are three further well-proportioned double bedrooms, all enjoying pleasant aspects, with the rear-facing bedroom benefiting from particularly impressive far-reaching countryside views. Completing the accommodation is a beautifully presented family bathroom, fitted with a panelled bath, separate shower cubicle and contemporary sanitaryware, again enjoying a wonderful outlook across the valley.

Outside, the property is approached via a driveway providing ample off-road parking. A pedestrian gate leads to the attractively landscaped rear gardens, which enjoy an enviable outlook across the surrounding countryside. The gardens are principally laid to lawn, complemented by a generous paved patio providing an ideal setting for outdoor dining and entertaining. Attractive Cornish stone walling and established boundary fencing create a lovely degree of privacy, making this a particularly appealing outdoor space in which to relax and enjoy the peaceful surroundings. Timber garden shed.

Location

Linda Cottage is located in the heart of the Hamlet of Badgall being approximately 8 miles to the West of Cornwall's Ancient Capital of Launceston. A stone throw from Tresmeer with its thriving community spirit with village shop and active village hall. The surrounding villages of Egloskerry and Warbstow offer traditional amenities/primary schools, whilst the larger town of Launceston has secondary education with a good range of professional services, shops and recreational facilities.

Within a short drive you can be on the A30 heading East towards Exeter and the M5, or further West down into Cornwall. Equally accessible is the A39 providing good access northwards to the coastal resort of Bude and onto the North Devon linkroad at Bideford.

Services - Mains electricity, and water. Private drainage. Oil fired under floor heating throughout.

What3words - ///linked.tulip.inclines

Agents Notes - 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 £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Directions

From our Holsworthy office (EX22 6EL), proceed out of the town on the A388 towards Launceston. Continue on the A388, passing through the villages of Clawton and St Giles-on-the-Heath. Upon reaching Launceston go straight ahead on the mini roundabout at the bottom of Dutson road, take the second exit and the next roundabout, proceed up St Stephens Hill, at the top turn left, signposted Langore/ Egloskerry. Follow this road for approximately 4 miles, passing through the Village of Egloskerry, turn left signposted Tregeare, stay on this road for a mile turning right at the green, proceed for approximately 1/2 mile, the property will be found on the right hand side with a name plaque clearly displayed.

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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.

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.