



Bond
Oxborough
Phillips

Changing Lifestyles

West Trespearne
Laneast
Launceston
Cornwall
PL15 8QQ

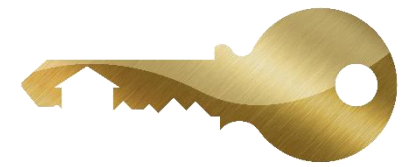
Asking Price: £475,000 Freehold



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West Trespearne, Laneast, Launceston, Cornwall, PL15 8QQ



- GRADE 2 LISTED
- DETACHED STONE AND SLATE TRADITIONAL COTTAGE
- 3 RECEPTION ROOMS
- 4 BEDROOMS
- CHARACTER FEATURES THROUGHOUT
- LANDSCAPED GARDENS
- ENTRANCE DRIVEWAY
- AMPLE OFF ROAD PARKING
- GARAGE AND USEFUL WORKSHOP
- NO ONWARD CHAIN
- EPC: E
- COUNCIL TAX BAND: D



We are proud to bring to the market this spacious grade 2 listed 3 reception, 4 bedroom detached stone and slate traditional cottage occupying a generous plot available with no onward chain. The residence is located in the centre of this quiet hamlet less than a 10 minute drive to the A30 and only 6 miles from the town of Launceston supporting a wide range of commercial, eateries and shopping facilities. Generous landscaped gardens with entrance driveway providing ample off-road parking, garage and workshop. An internal viewing comes highly recommended to appreciate the size and scope of the property and the wealth of character features throughout. Virtual tour available upon request.



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West Trespearne occupies a quiet and tucked away position just off the A395 with easy access to both the A30 and A39. The popular coastal town of Bude famed for its many nearby areas of outstanding natural beauty and popular bathing beaches is some 19 miles and supports a comprehensive range of shopping, schooling and recreational facilities. Cornwall's ancient market town of Launceston is some 7 miles and provides a convenient access to the A30 trunk road which connects to Okehampton and the cathedral city of Exeter with its airport, intercity railway networks and motorway links. Other nearby popular beauty spots include Boscastle, Trebarwith Strand, Tintagel and Crackington Haven.



Property Description

Entrance Porch - 5'7" x 2'9" (1.7m x 0.84m)

Kitchen - 16'6" x 9'9" (5.03m x 2.97m)

Fitted kitchen area comprising a range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer taps, space for oven and under counter fridge. Former open fireplace housing solid fuel coal 'Suffolk Belle Stove' and feature clome oven. Floor mounted 'Grant' oil fired boiler. Staircase leading to first floor with built in under stair storage cupboard. Window to front elevation. Door to Pantry/Utility.

Dining Room - 16' x 12'9" (4.88m x 3.89m)

A spacious reception room with slate flagstone flooring, exposed beam ceilings and stone fireplace housing 'Chaufette' ornate log burner. Window to rear elevation with seat. Door to Rear Porch.

Sitting Room - 12'10" x 8'11" (3.9m x 2.72m)

Characterful reception room with exposed beams, large granite and stone fireplace housing multi fuel burner, window to rear elevation incorporating a seat.

Living Room - 24'10" x 12' (7.57m x 3.66m)

An impressive triple aspect reception room with fitted log burner and slate hearth with bay window to front elevation.

Utility Room - 5'6" x 5' (1.68m x 1.52m)

Slate flagstone flooring with space and plumbing for washing machine and space for tall fridge freezer. Door to WC. Leads to:

Pantry - 9'1" x 3'11" (2.77m x 1.2m)

Slate flooring with L shaped slate cooling shelf and window to front elevation.

WC - 5'5" x 3'9" (1.65m x 1.14m)

Pedestal wash hand basin and close coupled WC. Window to side elevation.

Rear Porch - 5'7" x 2'7" (1.7m x 0.79m)

First Floor Landing

Bedroom 1 - 13'1" x 10'3" (4m x 3.12m)

Double bedroom with built in wardrobe and window to rear elevation.

Bedroom 2 - 13' x 9' (3.96m x 2.74m)

Double bedroom with window to rear elevation.

Bedroom 3 - 11'10" x 9'10" (3.6m x 3m)

Cupboard access to hot water cylinder. Built in shelving cupboard. Window to front elevation.

Bedroom 4 - 8'7" x 6'9" (2.62m x 2.06m)

Window to front elevation.

Outside - The residence is approached via a 5 bar gate providing access to the entrance driveway providing ample off road parking and leading to the garage and a further gravelled area with Workshop/Store. Gardens continue around the property which have been beautifully landscaped by the current vendors with lawn areas, a variety of mature trees, shrubs and hedges. Two useful greenhouses and a timber shed.

Garage - 12'10" x 9'8" (3.9m x 2.95m)

Twin timber doors. Power and light connected.

Workshop/Store - 14'9" x 7'5" (4.5m x 2.26m)

Stone and slate construction with two fitted skylights providing natural light. Power and light connected.

Services - Mains electric. Oil fired central heating. Mains water. Private drainage via septic tank.

EPC - Rating E

Council Tax - Band D

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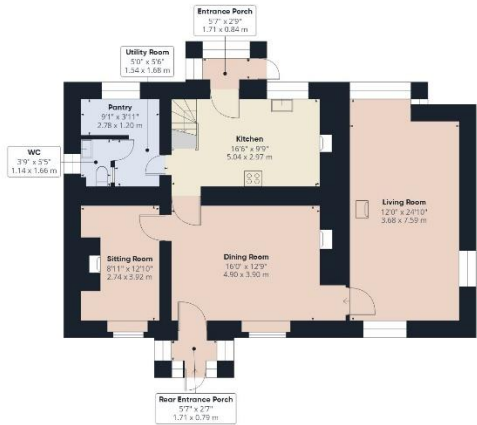
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Floor 0 Building 1



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Approximate total area⁽¹⁾
1498 ft²
139.1 m²

Reduced headroom
33 ft²
3.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Directions

From Bude proceed south on the A39 until reaching Otterham Station and take the left hand turning onto the B3262 towards Hallworthy. Continue on this road taking the left onto the A395 and proceed for approximately 4 miles taking the right hand turn onto the country lane whereafter a short distance the entrance to West Trespearne will be found on the right hand side with a 5 bar gate leading to the property and a Bond Oxborough Phillips for sale board clearly displayed.

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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We are here to help you find and buy your new home...

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