



Bond
Oxborough
Phillips

Changing Lifestyles

Colenso Cottage, Coads Green, PL15 7LY



Offers IEO - £300,000



Colenso Cottage, Coads Green, PL15 7LY



- Three well-proportioned bedrooms, including master with ensuite
- Bright sitting room and separate dining room
- Modern fitted kitchen/breakfast room with new appliances
- Recently updated with new carpets and sanitary ware
- PVCu double glazing and LPG central heating
- Generous rear garden with patio, lawn, and mature shrubs
- Timber garden chalet (10' x 6') and outside tap
- Ample off-road parking with potential for garage (STPP)
- Newly Installed Stair Lift
- EPC TBC
- No Onward Chain



Situated in a peaceful village to the north-west of Callington, this spacious and beautifully presented attached family home enjoys a delightful semi-rural setting with far-reaching views towards Bodmin Moor. Recently improved and tastefully redecorated, the property offers bright, well-proportioned accommodation ideal for modern family living.

The ground floor includes an entrance porch, a fitted kitchen/breakfast room, a separate dining room, and a comfortable sitting room, providing flexible living space. Upstairs features a generous master bedroom with a new ensuite shower room, two further bedrooms, and a modern family bathroom.

Additional benefits include PVCu double glazing, LPG central heating, new carpeting throughout, and upgraded kitchen and bathroom fittings.

Outside, the property offers ample parking, with a gravelled front area, roadside space, and off-road parking for two to three vehicles, with potential for a garage (subject to permissions). To the rear, an enclosed garden features a patio seating area, lawn, mature shrubs, and a timber garden chalet, with glimpses of the moor beyond.

A superb opportunity to acquire a stylish home in a desirable rural location.

Changing Lifestyles

The village of Coads Green is located approximately seven miles south-west of the former market town of Launceston and offers a range of local amenities, including a County Primary School, Social Centre, and Methodist Chapel, contributing to its strong community feel.

Launceston itself provides a wide selection of shopping, commercial, educational, and recreational facilities, and benefits from direct access to the A30 trunk road, offering convenient routes to Truro and West Cornwall in one direction, and Exeter and beyond in the other.

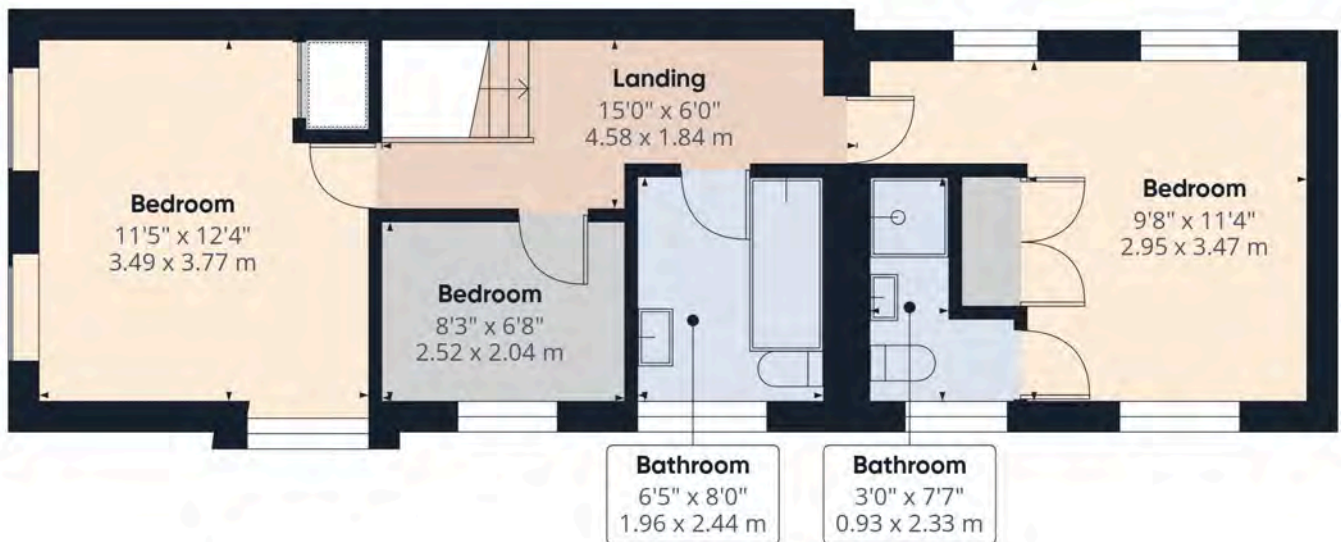
Coads Green is also well placed for access to the nearby towns of Callington and Liskeard, providing further everyday facilities, while the city of Plymouth and its continental ferry port can be reached in approximately 45 minutes, making it ideal for commuting and travel.



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

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

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.

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.