



Bond
Oxborough
Phillips

Changing Lifestyles

Ashes Cat Cottage

Launceston

PL15 7LZ



Asking Price - £450,000



Ashes Cat Cottage, Launceston PL15 7LZ

Charming chocolate box three bedroom cottage, a Gardeners paradise embraced with rolling meadows and endless countryside views



- Beautiful Country Cottage
- Semi Detached
- Exquisite Well matured garden
- Inglenook Fireplace & Bread Oven
- Two Reception rooms
- Poly-tunnel & Fruit Garden
- Peaceful & Private plot
- Spacious Fully Equipped Studio
- Garage
- Private Water supply
- EPC - E
- Council Tax C



Welcome to the charming "Ashes Cat Cottage" the name derives from the Cornish folk describing those that huddle around the fire cinders to keep warm. This beautiful well maintained cottage sits in a hamlet encapsulated with stunning views over rolling fields providing the idyllic peaceful country retreat. The cottage offers an abundance of original features from the beamed ceilings, deep inset windows and the original stone Inglenook fireplace complete with bread oven. There are so many elements to this charming characterful cottage which steeps over three eras originating in the early 1900's and spanning into the 50's with the final extension being completed in the 70's.

Upon entering "Ashes Cat Cottage" you step into the hallway with downstairs WC and shower room. The opulent Drawing Room provides an idyllic entertaining and relaxing space with the main focal point being the original stone Inglenook fireplace complete with bread oven which is perfect for storing and drying out logs.

The traditional fully equipped Kitchen is engulfed with natural light through a huge velux window and offers stunning views out over the rolling fields. The wooden integral and wall hung units provide plenty of storage and a workable space for creating culinary creations, leading into the Dining room the space offers the popular open plan living area, perfect for entertaining family and guests. Beyond this area is a very spacious Utility / Boot room with access out through the back door.



A delightfully presented cottage boasting an array of features including an established sizeable garden, Polytunnel, Studio, and it's private Water supply

Ashes Cat Cottage , Coads Green Launceston PL15 7LZ.



A Well Presented Semi Detached Cottage with fast broadband.



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Internal Description

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On the first floor there are three double bedrooms. The master suite is located on one side of the property and has the benefit of a modern bath room and airing cupboard. The further two double bedrooms are located in the older part of the cottage and have lovely exposed beams and beautiful views. The landing displays the original stonework which is one of the cottages many characterful features.

Ashes Cat Cottage is the property that keeps giving and supplies the homestead with its very own endless crystal water supply which not only tastes delicious but enables the home to be self –sufficient. The beautiful well maintained cottage garden feeds the appetite of the biggest gardening enthusiast with its abundant array of established beds including Yellow Iris’s, “Gunnera manicata” and many fruit trees and bushes. With far reaching views over neighbouring fields and rolling hills. The serene wildlife pool creates the perfect haven for all indigenous creatures including many species of dragon flies and newts.

Ashes Cat Cottage also provides a spacious and adaptable studio fully equipped with electrics and is a fabulous light and airy space perfect for inspiring a budding artist and creative creations. The studio adjoins a large garage with plenty of loft space ideal for storage.

There is also generous parking for plenty of vehicles.

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Located on the B3257 in a rural area to the east of Bodmin Moor, about 7 miles (11 km) from the nearest town of Launceston. Ashes Cat Cottage sits within the parish of North Hill and has a primary school, the Wesleyan Methodist chapel and a village hall.

The local Congdons Shop and Bray Shop provide a generous supply of sundries & produce.

Historically, it has also been referred to as Coades Green. The Hocking's Green apple variety originated in Coad's Green.



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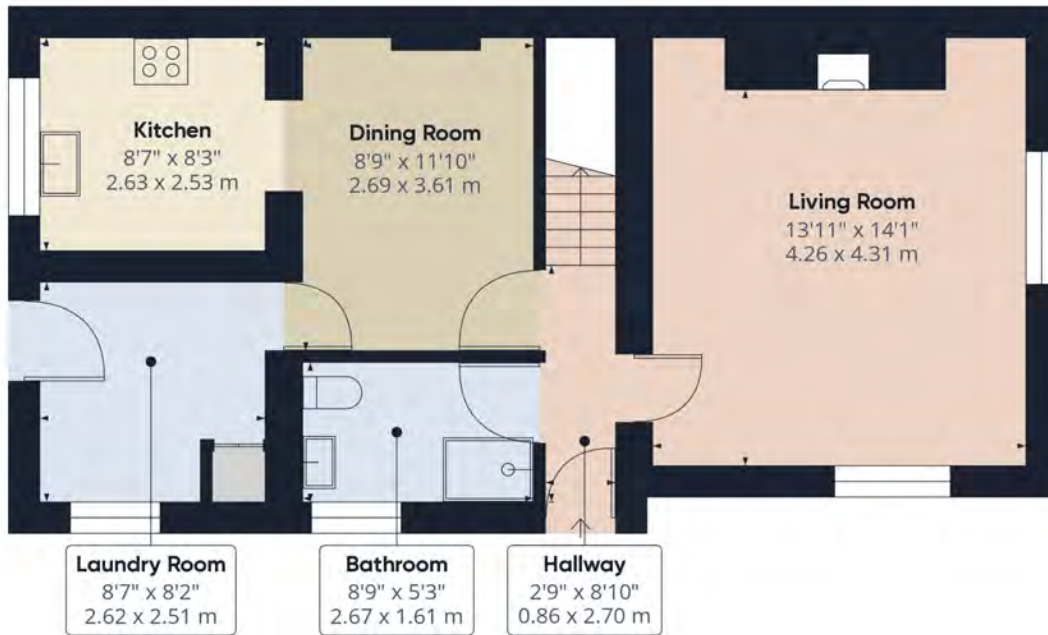


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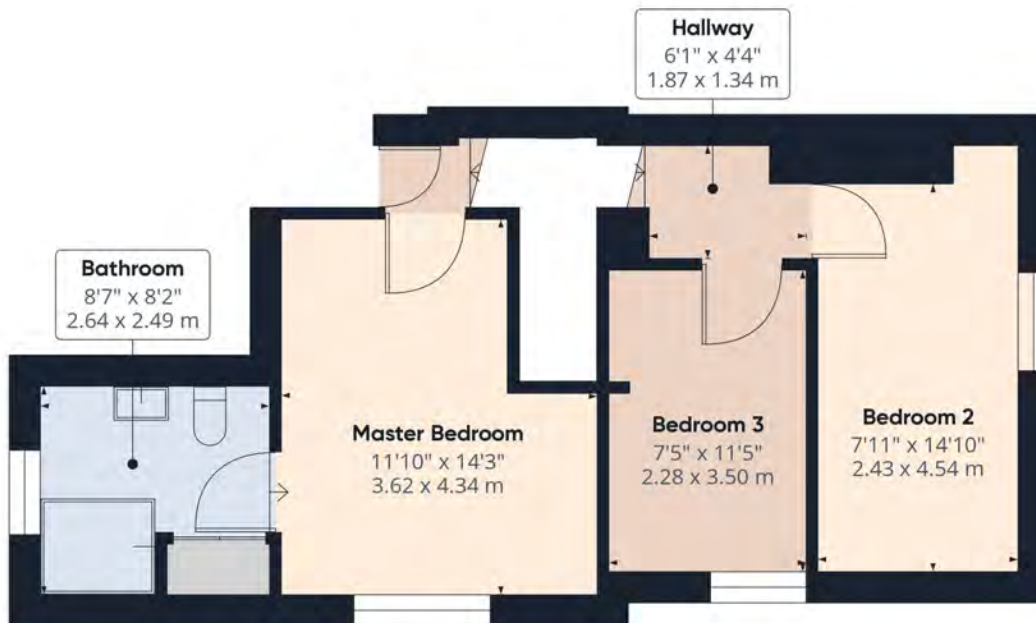


3 Dolvin Rd
Tavistock
Devon
PL19 9EA

01822 600700
Tavistock@boproperty.com



Floor 0 Building 1



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