



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Trevillian Down Cottage  
Warbstow  
Launceston  
Cornwall  
PL15 8RW

**Asking Price: £650,000 Freehold**



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# Trevillian Down Cottage, Warbstow, Launceston, Cornwall, PL15 8RW



- DETACHED CHARACTER RESIDENCE
- 3 BEDROOMS
- SUPERBLY PRESENTED THROUGHOUT
- NO NEAR NEIGHBOURS
- APPROACHING 7 ACRES OF LAND
- RANGE OF OUTBUILDINGS
- EXTENSIVE OFF ROAD PARKING
- GENEROUS GARDENS
- EPC: E
- COUNCIL TAX BAND: D



Located in this rural setting with no immediate neighbours we are proud to bring to the market this superbly presented detached cottage with a wealth of character, set in just under 7 acres with pleasant rural views. This superb residence offers 3 bedrooms, kitchen/breakfast room, sitting room/dining room, a useful range of outbuildings, extensive off road parking, delightful gardens and wind turbine. Council Tax Band: D. EPC Band E.



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Situated on the outskirts of the rural hamlet of Warbstow offering a thriving community spirit and primary school, lying only 3 miles from the self contained village of Wainhouse Corner with all its local amenities including Post Office, garage and Public House. The popular coastal town of Bude is some 11 miles and supports a comprehensive range of shopping, schooling and recreational facilities as well as lying amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches. Other nearby places of interest include Crackington Haven, Boscastle and Tintagel. The ancient former capital town of Launceston is some 10 miles and provides a link to the A30 trunk road which leads deep into Cornwall or alternatively to the town of Okehampton and onto Exeter providing access on to the M5 motorway network.



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# Property Description

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**Entrance Porch** - 4'3" x 3' (1.3m x 0.91m)

**Living Room** - 24'8" x 11'10" (7.52m x 3.6m)

a multi fuel burning stove with a decorative stone surround and clome oven, delightful aspect over the garden and stairs leading to the first floor. Stable door to:

**Dining Room** - 13'2" x 12'4" (4.01m x 3.76m)

Feature fireplace housing a Heritage cooker, base mounted units with work surfaces over incorporating Belfast sink with modern mixer tap and feature porthole window. Ample space for dining table and chairs with window to side elevation enjoying views across open countryside.

**Kitchen** - 10'1" x 6' (3.07m x 1.83m)

Fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating built in 4 ring hob with oven, integrated under counter fridge and freezer. Built in pantry cupboard. Space and plumbing for washing machine. Window to front elevation and door to:

**Rear Entrance Hall** - 10'3" x 2'7" (3.12m x 0.79m)

Useful boot room space with windows to side elevation and door to rear.

**First Floor Landing**

**Bedroom 1** - 12'2" x 9'6" (3.7m x 2.9m)

Double bedroom with vaulted ceiling and partially exposed beams. Built in wardrobe. Window to front elevation enjoying far reaching countryside views.

**Bedroom 2** - 12'3" x 10' (3.73m x 3.05m)

Double bedroom with vaulted ceiling and partially exposed beams. Window to front elevation.

**Bedroom 3** - 10'6" x 8' (3.2m x 2.44m)

Double bedroom with large window to side elevation enjoying far reaching countryside views.

**Shower Room** - 8'7" x 5'1" (2.62m x 1.55m)

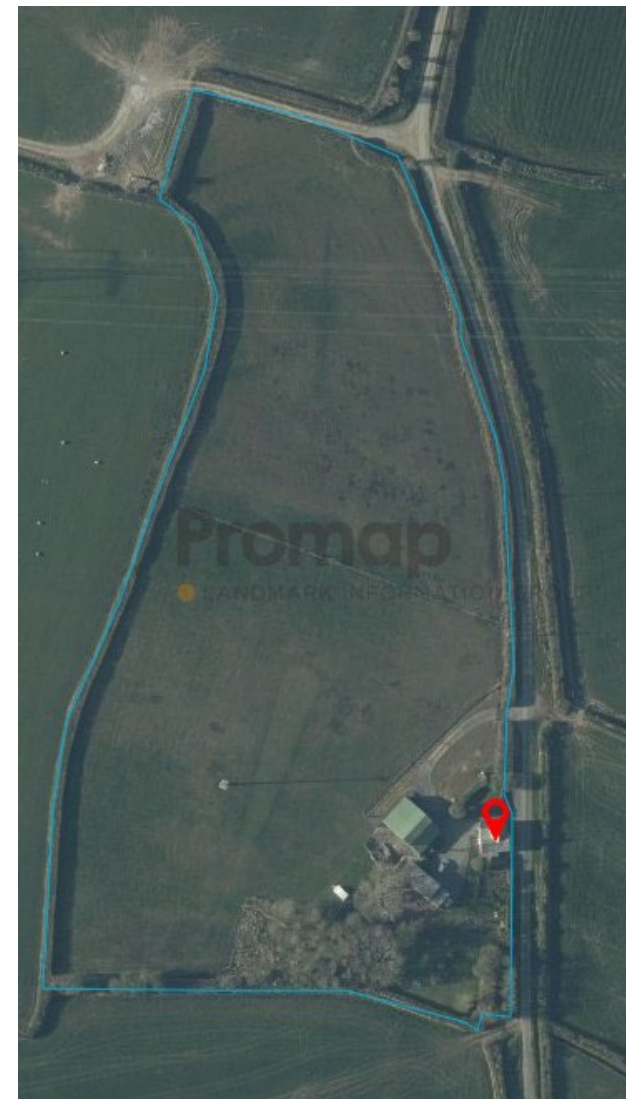
Enclosed shower cubicle with 'Mira' electric shower over, low flush WC, pedestal wash hand basin, heated towel rail. Built in airing cupboard housing hot water cylinder. Opaque glazed window to front elevation.

**Outside** - The residence is accessed via a 5 bar gate with a sweeping gravel drive leading to a large off road parking area for several vehicles. The property benefits from beautiful gardens laid to lawn, offering an array of flowers, shrubs and plants with an orchard and further copse. Useful range of outbuildings comprising; open fronted garage, workshop, stable and a large multi purpose barn currently used for stabling.

**Land** - The site in total measures just under 7 acres with two gently sloping paddocks to the west and north of the property which are fully stock proof fenced.

**Services** - Private water and drainage. Oil fired central heating. Mains electric. A wind turbine is also situated on the land which generates an income further details are available subject to a viewing.

**What3words** - ///tadpoles.partners.reviews



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Mobile Coverage		Broadband	
EE	●	Basic	6 Mbps
Vodafone	●	Ultrafast	1000 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

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## Directions

From Bude town centre proceed along Stratton Road and take the right hand turn into Kings Hill opposite Bude Service Station. Continue along the road until reaching the A39 and turn right towards Camelford. Follow the road for approximately 8 miles and upon reaching Wainhouse Corner continue along the A39 for another 0.9 miles taking the next left signposted Trengune and continue along this road for another 2 miles whereupon the entrance to the property will be found on your right hand side with 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.

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.

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## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

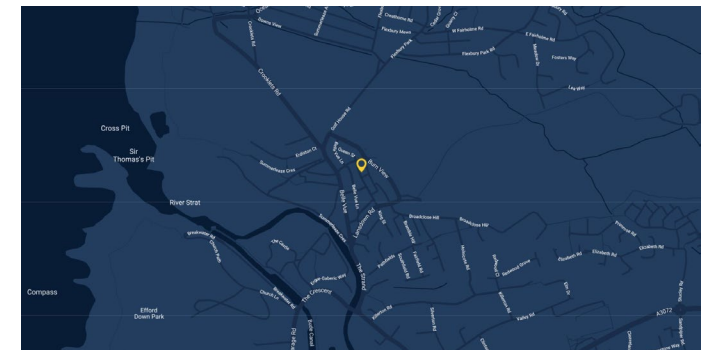
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

**01288 355 066**

for a free conveyancing quote and mortgage advice.

## Changing Lifestyles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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