



Bond
Oxborough
Phillips

Changing Lifestyles

2 Tredown Cottages

Lezant

Launceston

PL15 9NN



Asking Price - £300,000



Changing Lifestyles

01822 600700

2 Tredown Cottages, Lezant, PL15 9NN.

A charming three bedroom semi-detached cottage, enjoying views across the surrounding countryside with a large garden & driveway.



- Pre 1850s Semi-Detached Cottage
- Characterful Features Throughout
- Three Double Bedrooms
- Three Reception Rooms
- Driveway with Plentiful Parking
- Large Garden with Decking
- UPVC Windows Throughout
- Wood Burning Stove
- Sought After Location
- Solar Panels
- Council Tax Band - B
- EPC - D



This charming cottage, thought to have been built prior to the 1850s, enjoys an ideal location; only five minutes away from Launceston and ten minutes away from Callington. As one enters the property from the road, it is immediately apparent that the driveway and parking space provide ample room for numerous vehicles.

Through the front door, the residence presents varied accommodation spread across split levels. The first floor encompasses a dining room and, branching from it, a living room and a kitchen. The kitchen features a practical porch which opens to both the front and rear of the house, where you will find the family bathroom equipped with a walk-in shower. The living room is bright and airy, while keeping its old-world character intact; this includes wooden beams, a Woodburner and an impressive stone surround. Rising from the living room are the stairs that lead to the master bedroom, from which one can admire views across the surrounding countryside. Steps down lead to an additional snug with sliding doors that lead onto the decking. Furthermore, there is a game/hobby room which is connected to the utility room. On the upper floor, two bedrooms can be found.



Outside the property you will find expanses of grassy garden, two sizeable sheds, and decking that is perfect for a table and chairs. Moreover, at the end of the garden lies a well which is used by the current owners as a water supply. The solar panels are a massive improvement to the overall running costs of the property.

Location:

The property is 5 minutes Drive from Launceston with supermarkets, doctors', dentists and veterinary surgeries together with educational facilities, leisure centre and numerous sporting and social clubs. At Launceston there is access to the vital A30 which links the Cathedral Cities of Truro and Exeter.

The picturesque market town of Tavistock is 9 miles away and provides access to the majestic Dartmoor National Park.

At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.

The City of Plymouth is 25 miles to the south, with deep marina and regular cross channel ferry services to northern France and Spain.

Changing Lifestyles



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.

Scan here for
our Virtual Tour:





Floor 0



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.

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.