



The Cottage

Trewint, Launceston, Cornwall, PL15 7TG

KIVELLS

The Cottage

Trewint, Launceston, Cornwall, PL15 7TG

£260,000 Guide Price

Three-bedroom Grade II listed semi-detached cottage, retaining many original character features throughout

A property full of charm and potential, offering an excellent opportunity for buyers to put their own stamp on

One parking space and enclosed, low-maintenance rear garden with patio and lawn

Situated in a charming Cornish hamlet in a convenient location

Distant views across the moors from the first-floor elevations

Ideal first-time purchase or investment opportunity

EPC - E

Trewint, Launceston, Cornwall, PL15 7TG



Situation

This charming **Grade II listed semi-detached cottage** is brimming with character, retaining a wealth of original period features throughout. Offering an abundance of charm and excellent potential, the property presents an exciting opportunity for buyers to modernise and personalise while preserving its historic appeal.

The accommodation briefly comprises a dining room, living room, kitchen, larder cupboard, and a side entrance porch. To the first floor are three bedrooms, a bathroom, and a separate W.C.

Outside, the property benefits from an enclosed, low-maintenance rear garden featuring a patio and lawn, providing an ideal space for outdoor dining and relaxation. From the first-floor elevations, there are delightful distant views across the surrounding moorland.

Occupying a picturesque position within a charming Cornish hamlet, yet conveniently located for nearby amenities and transport links, this characterful cottage would make an ideal first-time purchase, investment opportunity, or a delightful home for those seeking a property they can truly make their own.



The property is well located in the rural Hamlet of Trewint, on the fringes of Bodmin Moor providing easy access to enjoy extensive walks, mountain biking and some of the finest horse riding in the West Country. The popular moorland village of Altarnun is less than mile away with its Post Office/ general store located in the village hall catering for day to day needs and a beautiful Church which is known affectionately as 'The Cathedral on the Moor'. At Five Lanes there is a popular village pub and local primary school, along with access to the A30 trunk road. The town is Launceston offers a comprehensive range of shopping, educational and leisure facilities.

Accommodation

Entrance via wooden door into:-

DINING ROOM

Window to the front elevation with slate sill window seat. Tiled floor, Rayburn with exposed stone fireplace and exposed painted beams. Access to two built-in storage cupboards and access to under stair storage cupboard. Stairs rising to first floor. Pendant spotlights and space for dining room table. Door into:-

LIVING ROOM

Window to the front elevation with slate sill and window to the side elevation. Exposed wooden floorboards, exposed stone fireplace with beam having inset wood burner on slate hearth and inglenook oven. Space for living room furniture.

KITCHEN

Accessed from the dining room with two windows to the rear elevation. Range of base and eye level units with work surface over, inset electric hob with oven below and extractor fan above, inset sink with drainer and tiled splash backs. Integrated fridge and freezer. Round ceiling lights, tiled floor, space for dishwasher and washing machine. Door to larder and archway leading to:-

SIDE ENTRANCE PORCH

Wooden panelling and tiled floors. Round light. Door leading to rear garden.

LARDER

Window to rear elevation. Tiled flooring, round light and space for fridge freezer. Could be utilised as a well sized larder cupboard.

FIRST FLOOR LANDING

Doors leading to all first floor rooms. Radiator, round ceiling light, carpet, loft hatch and door into:-

BEDROOM TWO

Window to the front elevation with slate sills. Exposed painted beams, round ceiling light and doors into two separate double built-in floor to ceiling storage cupboards. Night storage heater and carpet. Space for double bed and bedroom furniture.

BEDROOM ONE

Window to the front elevation with slate sill. Exposed painted beams, round ceiling light, radiator, carpet and double doors into floor to ceiling built-in storage cupboard. Space for double bed and bedroom furniture.

BATHROOM

Obscure window to the rear elevation with slate sill. Suite of panel enclosed bath with mixer tap, pedestal hand wash basin with separate taps and, corner shower with electric shower above. Floor to ceiling tiles, vinyl flooring, loft hatch and extractor fan.

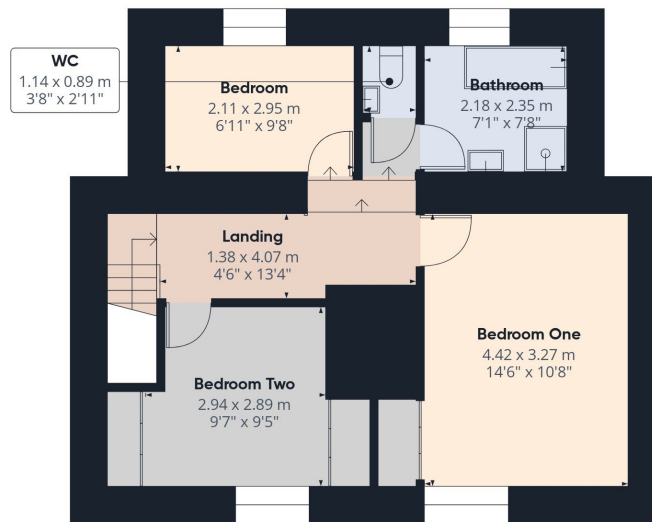


Floor plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



Approximate total area⁽¹⁾
91.7 m²
988 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

SEPARATE W.C.

Close coupled W.C. and wall hung sink with separate taps. Half height tiling, vinyl flooring and extractor fan. Round light.

BEDROOM THREE

Window to the rear elevation with countryside views and slate sill. Carpet, night storage heater, round ceiling light and space for double bed and bedroom furniture.

Outside

The garden is accessed from the side of the property by the kitchen or alternatively through a side passageway.

The rear garden is enclosed by a Cornish stone wall. The lower part of the garden is laid with patio having steps leading up to a further garden area which is enclosed by stone walling, wooden fencing and laid to lawn.

The garden is separated by a stone wall to two separate levels and has a variety of mature shrubs and flowers.

At the front of the property there is parking for one vehicle.



Services

Mains water and electricity. Night storage heaters. Rayburn which provides hot water and further heating in the first floor landing and bedroom one.

⚡ EE Rating - TO BE CONFIRMED

£ Council tax band - A

/// Directions

What3Words - happy.outright.majors

🗺 Virtual Tour - available on request

Viewings strictly by appointment only

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