



Cornersway Cottage

Yeolmbridge, Launceston, Cornwall, PL15 8TL

KIVELLS

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£199,950 Guide Price

Character Grade II listed cottage

Large reception room and two bedrooms

Two stone built outdoor stores with power connected

Enclosed garden perfect for outdoor dining

Situated in idyllic village location



Location

The pretty sheltered village of Yeolmbridge, on the banks of the river Ottery has rolling countryside and woods in all directions. Within 1 mile is the village of Ladycross with Werrington Primary Academy. The town of Launceston is approximately 2.5 miles which offers a good range of social, commercial and shopping facilities, primary and secondary schools, leisure centre at Coronation Park, hospital, doctor's surgery and veterinary surgeries. The convenience of the A30 provides ease of access to the city of Exeter, 44 miles to the east providing M5 motorway link, Intercity Rail Link and International Airport. The city of Plymouth is 28 miles to the south of Launceston provides Continental Ferry Port and Intercity Rail Link.

Accommodation

Wooden stable door into:-

LIVING / DINING ROOM

Two windows to the front elevation with wooden sills. Exposed beams, slate floor, inset wood burner with wooden mantel over. Storage cupboard and stairs rising to first floor. Space for living room furniture and dining room table. Door into:-

KITCHEN

Windows to the front and side elevations. Range of base units with worksurface over having inset sink with drainer and mixer tap, inset hob with oven below and integrated dishwasher. Rayburn providing heating. Tiled flooring and door into:-

ENTRANCE AREA

Wooden door to side of the property and parking.

BATHROOM

Obscure window to the rear elevation. Suite of panel enclosed bath, corner walk-in shower, low level W.C. and pedestal wash hand basin with separate taps. Tiled flooring, heated towel rail and floor to ceiling tiling.

FIRST FLOOR LANDING

Window to the rear elevation. Wooden floor and doors to both bedrooms.

BEDROOM ONE

Window to the front elevation with slate sill. Exposed wooden flooring, radiator, space for super king size bed and bedroom furniture.

BEDROOM TWO

Window to the side elevation. Exposed wooden flooring, radiator, space for single bed and bedroom furniture. Storage cupboard with hot water tank.

Agents Note

Please note: The property is Grade II listed and there has not been consent granted for the downstairs windows, however, the current vendors are in the process of applying for retrospective planning permission.

Services

Mains water, electricity and drainage. Oil fired central heating. Hot water by immersion tank, which can be supplemented by the Rayburn and / or the fire which has a back burner.

Outside

At the side of the property, there is a parking area for one vehicle, oil tank and providing side access to the property.

Opposite the property there are two stone-built stores with power connected along with steps leading up to a small garden area which is enclosed by mature hedge boundaries. This area creates a spot for alfresco dining and outdoor entertaining.

GARDEN STORE ONE

Power and light connected. Water connected.

GARDEN STORE TWO

Velux windows. Power and light connected. Fantastic further storage space.



EE Rating - E



Council tax band - B



Directions

What3Words – thundered.cobbles.baths



Virtual Tour

tour.giraffe360.com/available upon request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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