

Wodd Y Cott

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Langdon, Launceston, Cornwall, PL15 8NL

Launceston 4.4 miles - North Coast 12.2 miles - Bude 14.7 miles

A delightful cottage offering a wealth of character features and benefitting from a self-contained Annexe.

- Wealth of charm and character
- 2/3 bedroom cottage
- 1 bedroom self-contained annexe
- Approximately 1.20 acres in all
- Beautiful gardens and paddock
- Workshop
- Off road parking
- Council Tax Band House: C
- Council Tax Band Annexe: A
- Freehold

Offers In Excess Of £475,000







SITUATION

The property is located in a rural position, just under 5 miles from the town of Launceston. At Launceston there is a 24 hour supermarket, M&S Foodhall, doctors', dentists', veterinary surgeries, places of worship, a fully equipped leisure centre, 18-hole golf course, primary and secondary education and access to the vital A30 trunk road which links the cathedral cities of Truro and Exeter.

At Exeter there is access to the M5 network, main line rail station serving London Paddington and an international airport. 14 miles to the north of the property, is the coastal resort of Bude with its extensive sandy beaches and cliff walks together with links golf course, a leisure centre and an excellent range of shops and boutiques.

DESCRIPTION

A charming Grade II listed 2/3 bedroom cottage with an attached self-contained 1 bedroom annexe.
The property is understood to date back to the 17th or early 18th century and is believed to be of stone and cob construction with wooden windows.

MAIN HOUSE

Front door leads into a superb and cosy open plan sitting/dining room with an impressive fireplace housing a wood burning stove. An opening leads through to a further dining room/downstairs bedroom (bedroom 3) with sliding doors out to the conservatory which enjoys an aspect over the garden.
A door from the sitting room leads into the kitchen which comprises a range of units, sink and space for a cooker and appliances. A door leads to a rear hall with access to the downstairs shower room and the garden.

The first floor offers 2 double bedrooms and a bathroom with a bath, WC and a wash hand basin.

ANNEXE

The annexe offers excellent additional accommodation for those looking for their own space but also offers scope to integrate with the main house, should one require (subject to the necessary consents).
Front door leads into the sitting room with stairs rising to the first floor and door to a kitchen and shower room.
The first floor offers a double bedroom with an aspect out over part of the garden.

OUTSIDE

The property is approached by a gravel drive leading to a generous area of parking for numerous vehicles in front of a timber workshop. The gardens are a stunning feature and are predominantly laid to lawn, offering a range of mature trees, shrubs and plants, a former large ornament pond, summer house, woodland walk, vegetable garden and a paddock.
The property needs to be viewed to be fully appreciated and extends to approximately 1.20 acres in all.

SERVICES

Mains electricity and water, private drainage via a cess pit, LPG tank providing central heating and wood burning stove. Broadband availability: Ultrafast and Standard, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com: ///motoring.riverbed.directive



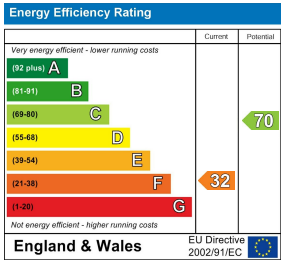




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