



- 3 BEDROOM COTTAGE
- PLUS COMMERCIAL OPTIONS
- EXISTING WORKSHOPS
- POTENTIAL BUILDING PLOT

South Petherwin, Launceston, PL15 7JZ

LOOKING FOR A LIFESTYLE CHANGE WITH THE OPTION TO LIVE AND WORK FROM HOME? THEN THIS DECEPTIVE HOME WITH EXCELLENT COMMERCIAL USES DIRECTLY ON THE DOORSTEP COULD BE THE ONE! OR PERHAPS A POTENTIAL DEVELOPMENT OPPORTUNITY (STPC). MUST BE VIEWED.

Guide Price £275,000

Freehold



Property Description

Situated in the heart of this very accessible village is this very unique home and over the past 10 years the owners have run a highly successful 'Motorcycle' business within the curtilage of the property. The business can be directly accessed from the rear garden of the cottage and via a vehicular right of way from the main road, making it very easy for customers and suppliers. The whole is now being sold due to retirement reasons and we have been advised the existing planning for the land which the business is located on is classed as 'Light Industrial Use'. This presents great opportunities for buyers to run a business from home or options to provide additional parking and turn the existing workshops into garages (investment income). Could also be used to create further gardens or even potential for a building plot (STPC). In recent times the owners had made a pre-application for this and were advised this could be possible, subject to conditions. Any interested parties would need to make their own enquiries.

The Cottage offers three reception rooms, kitchen, breakfast room and shower room on the ground floor. On the first floor are two double bedrooms (one with a master en-suite bathroom) and on the second floor is a larger third bedroom which offers distant countryside views to the front and potential for a walk on roof terrace to the rear. The property also comes with its own garage and a low maintenance rear garden.

LOCATION

South Petherw in village is situated in east Cornwall bounded to the north by Launceston and to the east by Lawhiton and Lezant. The village lies approximately 3 miles from the historic market town of Launceston on the B3254 linking Launceston and Liskeard. The parish church dedicated to St Paternus stands proudly within the village alongside South Petherw in Community Primary School. The village also benefits from a popular public house.



Launceston, the gateway to Cornwall, is an historic market town in North Cornwall right on the Cornwall/Devon border offering good access to the Cornish coast and Bodmin Moor. The town is famous for the castle which dates back to medieval times and dominates the landscape sitting proudly at the highest point. Benefitting from facilities including several supermarkets, schools and well regarded local butchers and bakers. Launceston has a monthly open air Market which is in the town square where you can browse the stalls and purchase local produce and crafts. From the town, Plymouth is within easy reach via the A388 being approximately 26 miles, whilst the A30 trunk road offers good access west to Truro approximately 47 miles and east to Exeter approximately 41 miles. The nearest mainline train stations can be found in Gunnislake and Liskeard, being approximately 16 and 20 miles respectively from Launceston.

ACCOMMODATION COMPRISES (ALL MEASUREMENTS ARE APPROXIMATE)

Front Entrance Door leading to:

LOUNGE

16' 1" into chimney breast recesses 12' 1" (4.88m x 3.68m) Window to front. Open fireplace with slate hearth ideal for a wood burner. Recess shelving to both sides of chimney breast. Exposed wooden flooring. TV point. Double doors into:

DINING ROOM

15' 9" into stairs recess x 12' 6" (4.8m x 3.81m) average Solid fuel Rayburn recessed into chimney breast providing hot water facilities and heating to a radiator in one bedroom. Useful understairs recess. Slate flagstone flooring. Door to:

BREAKFAST ROOM

8' 11" x 7' 9" (2.72m x 2.36m) High ceiling with large Velux skylight window. Opening to:

KITCHEN

11' 7" x 10' 4" (3.53m x 3.15m) Window to rear and door leading to side access which is used as the main entrance to the property. Range of base level units with worktop surfaces over and part tiling to walls. Inset sink and drainer unit with mixer tap. Space for electric cooker with extractor unit above. Space for tall fridge/freezer, plumbing for washing machine and further space for white goods. Matching eye level units. Breakfast bar.

From the Dining Room door to:

STUDY

10' 2" x 7' 4" (3.1m x 2.24m) High level Velux skylight window. Patio doors leading to the enclosed low maintenance rear garden with window to side. Door to:

SHOWER ROOM

7' 7" x 4' 7" (2.31m x 1.4m) Fully tiled and enclosed corner shower cubicle with electric shower over. Pedestal wash hand basin. Low level w.c. Wall mounted Dimplex electric heater. Extractor fan.

From the Dining Room a staircase leads to:

FIRST FLOOR LANDING

Window to rear. Staircase to Second Floor. Storage cupboard with shelving and light. Doors to:

BEDROOM 1

13' x 11' 1" (3.96m x 3.38m) Window to rear. Concealed fireplace. Victorian style radiator. Door to:

EN-SUITE BATHROOM

9' 1" x 7' 7" excluding bath recess (2.77m x 2.31m) Obscure window to side. Small panel enclosed bath with seating and tiled shelf to side. Fully tiled and enclosed corner shower cubicle with electric shower over. Pedestal wash hand basin. Low level w.c. Bidet. Part wood panelling to walls. Built-in airing cupboard housing hot water cylinder with shelving. Wall mounted Dimplex electric heater. Small hatch to loft space. Extractor fan.

BEDROOM 2

16' 1" max x 12' (4.9m x 3.66m) Window to front. Concealed fireplace.

From the First Floor Landing staircase to:

SECOND FLOOR SMALL LANDING

Velux skylight window. Door to:

BEDROOM 3

16' 8" narrowing to 12' 0" (5.08m x 3.66m) x 15' 5" max (4.7m) into base of sloped ceiling. Two Velux skylight windows to front offering views over to Caradon. Window to rear and door (fire door) leading to a walk-on roof terrace. Doors to eaves storage. Telephone point. Partly exposed roof timbers.

OUTSIDE

The front of the property is situated roadside and there is a vehicular right of way to the side of a neighbouring property via a gravelled driveway shared with one neighbour leading to:

GARAGE

14' 1" x 8' 11" (4.29m x 2.72m) Up and over door. Power and light connected. Window to side.

There is a side pedestrian gate between the rear of the house and the garage with a gravelled path leading to the rear of the property. Decked patio and an useful storage space to the side of the property. Outside courtesy lights. A rear pedestrian gate gives access to the:

COMMERCIAL PREMISES

Currently well established as a 'Motorcycle' business with MOT bay, ample parking, including a private space for a motorhome or caravan. Large secure metal gate back to the driveway. Current units:

WORKSHOP 1

21' 0" x 17' 0" (6.4m x 5.18m) Incorporating a small office. Power and light connected. internal walkway into:

WORKSHOP 2

21' 0" x 15' 0" (6.4m x 4.57m) Cold water tap, power and light connected. Secure side door to attached:

STORAGE UNIT/CARPORT

21' x 12' (6.4m x 3.66m) Open fronted and ideal for covered parking or storage.

Both workshops have single and bi-folding secure front entrance doors, ideal for manoeuvring vehicles and there also mains drainage.

DETACHED STORAGE UNIT

19' 5" x 8' (5.92m x 2.44m) Ideal unit for storage or another workshop. Power and light connected.

SERVICES

Mains Electric, Water and Drainage.

COUNCIL TAX

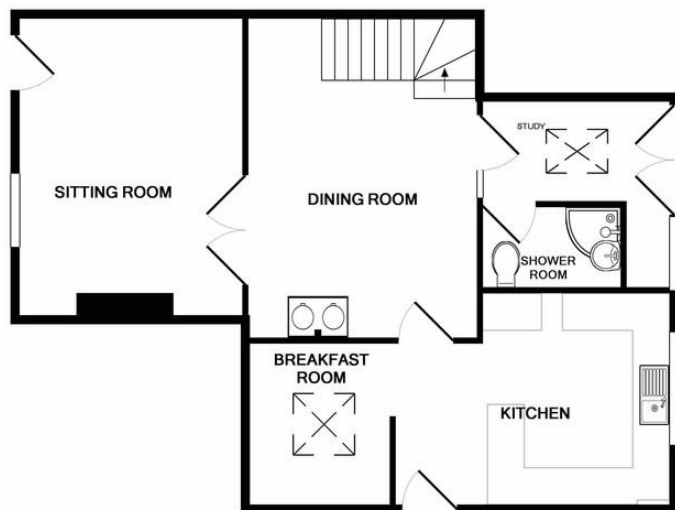
B. Cornwall Council.

AGENT NOTES

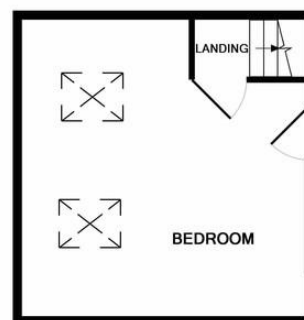
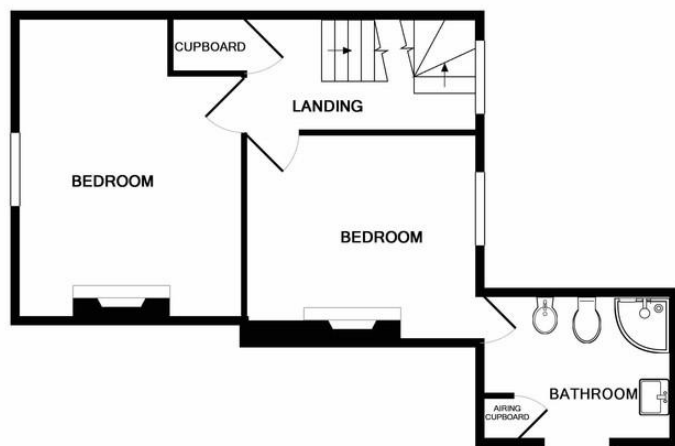
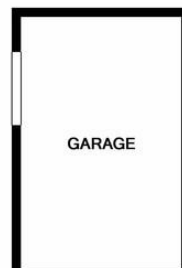
Potentially a buyer could takeover the existing business and the owners could support a handover, based on agreed terms to suit both parties. We have also been advised it is exempted from small business rates.

DIRECTIONS

From office proceed along Western Road and upon reaching Pennygilliam roundabout take the third exit to South Petherwin. Continue on this road for approximately 3 miles passing through Daws House. After a short distance into South Petherwin there is a sharp right hand bend and a left hand turn signposted to the Winds of Change pub. The property will be found just round this bend on the right hand side. For viewings parking may be available on the opposite side of the road in front of some bungalows.



GROUND FLOOR
APPROX. FLOOR
AREA 877 SQ.FT.
(81.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 255 SQ.FT.
(23.7 SQ.M.)
TOTAL APPROX. FLOOR AREA 1132 SQ.FT. (105.2 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	55	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

TO ARRANGE A VIEWING PLEASE CONTACT

Launceston Office

01566 776055

launceston@millerson.com

Consumer Protection from Unfair Trading Regulations 2008: The Agent has 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, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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