



Lowley Cottage



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Rezare, Launceston, Cornwall, PL15 9NZ

Launceston (A30) 5 miles - Callington 7 miles - Plymouth (A38)
22 miles

A beautiful, character cottage nestled in a peaceful, picturesque setting with extensive gardens, an orchard, river frontage and a range of outbuildings

- Extremely Sought After Location
- Tranquil Position
- Steeped in History
- Cider Barn, Formal Lawns and Orchard
- Tenure: Freehold
- Outbuildings and Yard
- Pastureland and Woodland
- Charming Residence
- 4.66 Acres in All
- Council Tax Band: D

Guide Price £795,000

SITUATION

Nestled in a stunning valley setting within an Area of Outstanding Natural Beauty and consisting of only two residential properties, the situation is particularly attractive surrounded by and overlooking mature woodland. Comprising formal lawns along with pastureland and woodland that straddles the River Lowley, the setting offers a picturesque and unspoilt environment ideal for enjoying the surrounding countryside and wildlife. The small rural hamlet of Rezare is 0.5 miles and the village of Treburley on the A388 is 1.5 miles. The historic and former market town of Launceston is 5 miles to the north and offers a comprehensive and diverse range of educational, shopping and leisure facilities along with access to the A30 connecting the Cathedral Cities of Truro to the west and Exeter/M5 motorway to the east.

DESCRIPTION

An incredibly rare and exciting opportunity to acquire a charming detached country residence steeped in history and understood to once form part of the Duke of Bedford Estate. Dating back originally to 1750 and built in a traditional way using stone under a slate roof, the property is believed to have originated as two traditional woodman's cottages, now combined to create a substantial and characterful four bedroom home set within a peaceful stunning rural setting.

Occupying an idyllic position surrounded by woodland and countryside, the property enjoys a rare sense of privacy and tranquillity, with land extending to both sides of the River Lowley. Complemented by a handsome stone-built cider barn, a substantial range of outbuildings and a large storage yard, the property provides extensive ancillary space with considerable potential, subject to any necessary consents.



ACCOMMODATION

The accommodation offers a wealth of rustic charm and period features typically expected of a property of its age, with exposed wooden beams, a prominent fireplace, wooden floorboards and mixture of both wooden and uPVC framed windows. There is a generous kitchen/breakfast room with a range of farmhouse style wooden units. There is a wood fired Esse range cooker, induction hob, separate electric oven and space for freestanding white goods. Both the kitchen and sitting room have covered entrance porches, with the sitting room boasting a prominent fireplace and woodburning stove. The ground floor is complete with an additional dining room with patio doors to the front, a large mezzanine floor currently used as office space and a ground floor laundry room with shower room and WC.

The first floor is accessed via a wooden staircase offering three bedrooms in total. The principal bedroom has a large range of specifically designed and fitted storage with ample hanging and shelving space. The second bedroom is a generous double whilst bedroom three opts as a generous single or small double room. All three bedrooms are serviced by a family bathroom that was upgraded in 2018, with a tiled floor, separate walk in shower cubicle and freestanding bath. All three bedrooms are orientated to enjoy attractive views across the surrounding land, woodland and river setting.

Situated to the side of the property is a useful fourth bedroom with its own independent access via an external wooden staircase. This room provides excellent ancillary accommodation, ideal for guests or flexible use, and benefits from a WC, a raised terrace with space for seating, and attractive views over the gardens.

OUTSIDE

Lowley Cottage is approached via a private and gated entrance with parking that runs along the front of the property and additional on road parking in front of the entrance. There is a single skin garage adjoining the property with large wooden doors and power/light connected. The grounds comprise areas of formal lawns, pasture, mature woodland and riverside habitat, with the land extending to both sides of the River Lowley and connected via a purpose built bridge, creating a beautiful natural setting rich in wildlife. The gardens offer a peaceful setting for outdoor seating and entertaining, with an orchard full of traditional Tamar Apple varieties including the Pendragon Apple tree. Overlooking the gardens is a traditional stone-built two-storey cider barn currently used as a workshop, with power and light connected. There is water connected externally and the barn offers great potential subject to any necessary consents.

A particular feature of the property is the impressive range of outbuildings, accessed via a separate entrance to a generous parking area with an extensive storage yard, ideal for agricultural, workshop or vehicle use. There is power connected to the yard and buildings offering an excellent and practical space for a variety of uses. There is a further entrance to the top of the woodland with a large and gated area of hard standing for further storage. The property extends to approximately 4.66 acres in all.

SERVICES

Mains electricity. Private water via borehole with filtration system. Private drainage via sewage treatment plant. Mains gas fired central heating and woodburning stove. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data variable (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Launceston take the A388 road south towards Callington and after approximately 2 miles, turn left signposted Tavistock/Lawhitton B3362. Continue on this road and turn right signposted Lebumick. Proceed for approximately 1 miles turning right upon reaching the sign 'Unsuitable for long and wide vehicles'. Follow this lane down into the valley where the property will be located on the left hand side, before the bridge identifiable by a Stags For Sale board.

what3words.com: //flattered.shrub.divider



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area 2007 sq ft - 186 sq m
(Excluding Outbuildings & Carport)
 Ground Floor Area 1131 sq ft – 105 sq m
 First Floor Area 876 sq ft – 81 sq m
 Carport Area 315 sq ft – 29 sq m
 Outbuildings Area 1347 sq ft – 125 sq m

For Identification only – Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(122 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

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