



Fir Tree Cottage



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Bathpool, Launceston, Cornwall, PL15 7NW

Launceston (A30) 9 miles - Liskeard 8 miles - Plymouth 22 miles

A delightful and deceptively spacious
Cornish Cottage in a village renowned for
its accessible yet rural setting

- Range of Character Features
- Privately Owned Solar Panels
- Large Driveway
- Mature Private Gardens
- Tenure: Freehold
- Semi-Detached Cottage
- Garden Office/Studio
- Double Garage/Workshop
- 3 Bedrooms
- Council Tax Band: D

Guide Price £375,000

SITUATION

The property is situated in the highly regarded and sought-after village of Bathpool. Nestled in the tranquil Lynher Valley, the property is perfectly positioned for families and pet owners alike with woodland walks and the River Lynher within meters of the property. Less than two miles away lies the self-contained village of Upton Cross, offering everyday amenities including a post office/general store, a well-respected primary school and a public house. The towns of Launceston and Liskeard are almost equidistant providing a more comprehensive range of educational, shopping and leisure facilities along with the mainline railway station at Liskeard with direct links to London Paddington via Plymouth.

DESCRIPTION

A delightful and character-filled country cottage nestled within the picturesque hamlet of Bathpool. Brimming with charm and period features throughout, this enchanting home also benefits from a spacious private driveway, mature gardens and a flexible garage/workshop workshop space ideal for families and couples alike looking for a West Country cottage.



ACCOMMODATION

The accommodation throughout showcases a range of typical character features such as beamed ceilings and stone fireplaces, understood to be constructed of stone under a tiled roof merging with more modern facilities such as uPVC double glazing throughout. There are two spacious reception rooms located at the front of the property both with gorgeous fireplaces housing multi-fuel burners. The kitchen/breakfast room offers a range of base and wall mounted units with ample appliance space, an electric cooker and seating area to one end. To the rear of the property is a spacious area perfect for an additional family room/home office, with an adjoining utility room and cloakroom.

Stairs rise to the first floor which offers three bedrooms, two of which benefit from built in cupboards. The family bathroom comprises a low level W.C, wash hand basin, wooden panel bath with electric shower over and airing cupboard housing the hot water cylinder.

OUTSIDE

The property is approached via a set of electric, wooden gates providing extra security and privacy. There is a gravel and block paved driveway with ample space for parking, suitable for storing larger vehicles as well. There is a double garage/workshop accessed via the utility or an electric door to the front, with 15 solar panels fitted to the roof space increasing the eco-credentials and lowering energy costs. Various pathways and steps lead to the tiered gardens at the rear of the property, designed to create a sense of privacy and to enjoy the rural outlooks. There are terraced areas of lawn and decked seating, with a large studio at the top of the garden with power and light connected, perfect as a garden office.

SERVICES

Mains electricity, water and drainage. Electric heating and 15 privately owned solar panels. 2 multi-fuel burners. Broadband availability: Superfast and Standard ADSL, Mobile signal: voice and data available (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 B3254 road signposted South Petherwin and Liskeard. Follow this road through the village of South Petherwin. At the crossroads, proceed straight across and continue on the B3254 through Berriobridge and Middlewood. Continue for approximately 1 mile and take the left hand turning, signposted to Bathpool. Proceed to the bottom of the hill and over the bridge where the property will be found on the left hand side, identifiable by a Stags for sale board.

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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 1826 sq ft - 169 sq m
(Including Garage)

Ground Floor Area 1285 sq ft - 119 sq m

First Floor Area 541 sq ft - 50 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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	76
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999