



2 Tettaridge Gate

St Giles On The Heath | Cornwall



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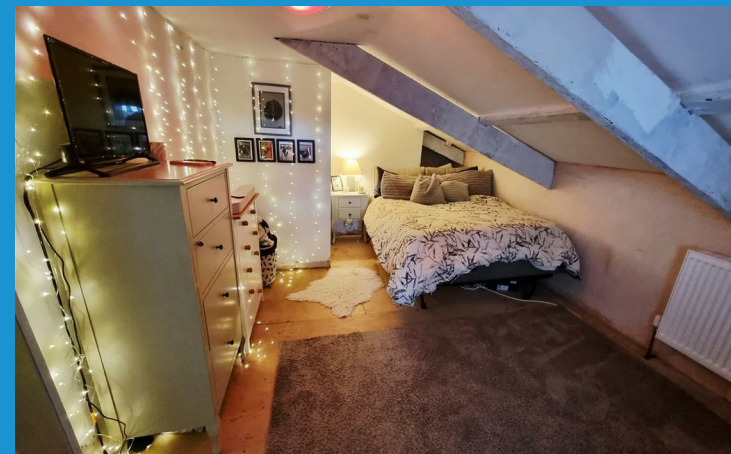


A spacious 4 bedroom semi-detached cottage situated in a peaceful rural location with outbuildings and a generous garden, offering a fantastic amount of space. The property offers a wealth of character and has some lovely countryside views over the surrounding fields.

The property is approached via a brick paved driveway providing off-road parking and leading down to the outbuildings. On your right there is a garage, workshop and garden shed. To your left hand side there is a car port and storage shed. An opening leads onto a winding brick pathway which leads through the garden to the front door.

You enter the property via a storm porch with a door leading into the dining room, which is a spacious open room with a brick fireplace, flagstone slate flooring and stairs rising to the first floor. From here there is a walkway leading into the spacious open kitchen and breakfast room which also has a slate floor. To the other side there is a generous open living room which is a good size, dual aspect reception room.

On the first floor, there are 4 spacious bedrooms alongside a bathroom. The front bedrooms enjoy a lovely outlook, looking across the garden to the views beyond. The main bedroom also benefits from an en-suite shower room. The property has air source heating and solar panels. The property does need some updating and improvement in areas, which would allow a buyer to come in and put their own stamp on the property.



Situation

The property is situated in a rural country lane position. The nearest village is Lifton which is well served by local amenities including a Primary School, 3 Public Houses and a Doctors Surgery. The property location also allows good access to St Giles On The heath which also has a Public House and another Primary School. The nearest town is Launceston with an array of additional amenities with Holsworthy in the other direction moving into Devon.

Directions

The postal code for the property is PL15 9QX. The property can be accessed either via Liftondown or via the main link road from Launceston to Holsworthy.

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Dining Room

13'4" x 11'10" (4.07m x 3.62m)
3.62m extends to 4.45m

Kitchen / Breakfast Room

19'0" max x 9'8" (5.81m max x 2.97m)

Living Room

20'0" x 16'4" (6.10m x 4.98m)

WC

First Floor

Bedroom 1

13'1" x 12'2" (3.99m x 3.73m)

En-Suite

Bedroom 2

14'3" x 10'0" (4.36m x 3.066m)
4.36m narrows to 3.33m

Bedroom 3

13'0" x 7'9" (3.97m x 2.37m)
2.37m extends to 3.07m

Bathroom

7'9" x 6'6" (2.38m x 2.00m)

Double Garage

16'8" x 18'6" (5.10m x 5.65m)

Services

Mains Electricity

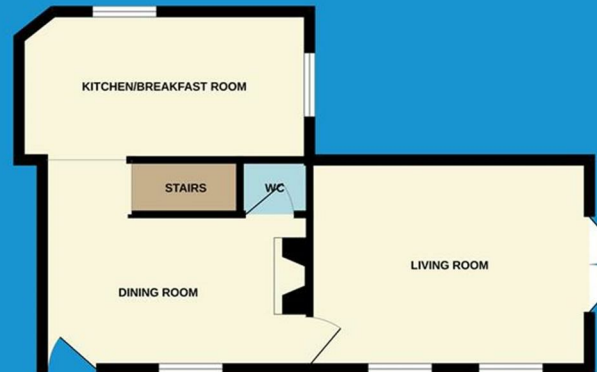
Private Water via a Bore Hole

Private Drainage System Located In The Garden With An
Overflow.

Council Tax Band C

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Ground Floor



First Floor



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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