





A picturesque thatched, 3 bedroom semi-detached character cottage situated in a peaceful village setting with generous lawned rear garden which borders open countryside with a driveway leading around to the side. The cottage itself features a wealth of character features including beamed ceilings, slate floors and fireplaces in the two reception rooms. This charming character cottage is in need of some updating & modernisation but offers buyers a wonderful country lifestyle.

The cottage is in an historical part of this popular village, being several hundred years old with features such as original wood panelling, fireplace with cloam oven and multi-pane windows. The accommodation includes a porch, a welcoming entrance hallway, situated in the heart of the building with an under stairs cupboard and a door into a spacious dining room which is dual aspect with a wood burner and slate floor. A step leads into a galley kitchen with rear facing windows with a side door leading into a utility room with sink and plumbing for a washing machine. To the other side of the property there is a cosy living room bursting with character features, including original slate floor and an inglenook fireplace with a cloam oven and with a door providing access to the staircase to the first floor. There is a hallway access which in turn leads into the shower room. On the first floor landing there is a useful clothes hanging cupboard and 3 bedrooms, all with front facing windows and original wooden floors.

Steps from the utility room lead up from the rear to the garden, which is generous in size and laid mainly to lawn with fenced and banked borders, a raised vegetable plot and pleasant views over the surrounding countryside. There is gated access to the side of the property that provides access to the road at the front. There is planning permission in the garden to erect a new dwelling should a purchaser be interested and includes installing a new driveway here to provide access to the new build and cottage alongside garden areas for each. Further information on the planning can be obtained via the sellers agents View Property and the property has no onward chain.



Features

- Grade II Listed Thatched Cottage
- Popular Village Location
- With Building Plot
- NO ONWARD CHAIN

Situation

North Petherwin features a well respected Primary School, lying amidst rolling North Cornish countryside. Surrounding villages with traditional amenities include Week St Mary and Whitstone. The North Cornwall Coast can be reached within 30 minutes! The market town of Holsworthy and coastal resort of Bude are equi-distant while Launceston "The Gateway to Cornwall" is some 6 miles. Between them they offer an excellent range of professional services, shops, leisure amenities and schools. From Launceston the A30 dual carriageway, links to the Cities of Exeter and Truro.



Entrance Hallway

Dining Room 12' 11" x 10' 9"
(3.93m x 3.27m)

Kitchen 17' 5" x 6' 4"
(5.30m x 1.92m)

Porch/Utility Room 5' 9" x 4' 6"
(1.74m x 1.36m)

Living Room 12' 10" x 11' 4"
(3.92m x 3.45m)

Hall Recess

Shower Room 8' 1" x 5' 3"
(2.47m x 1.59m)

First Floor Landing

Bedroom 1 13' 9" x 10' 3"
(4.19m x 3.13m)

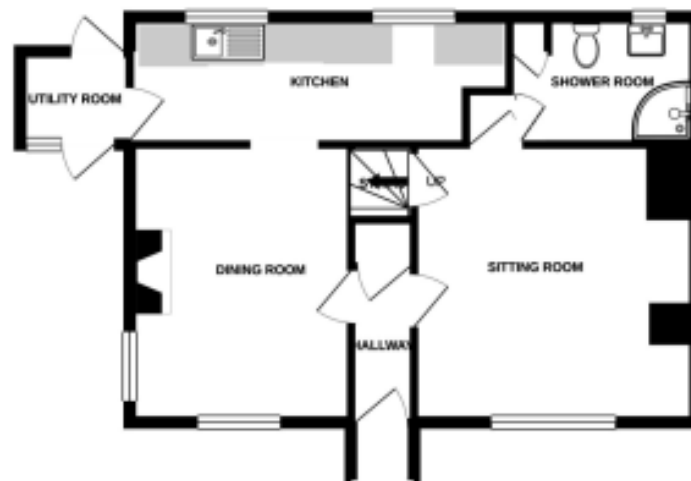
Bedroom 2 7' 5" x 6' 8"
(2.27m x 2.04m)

Bedroom 3 13' 11" x 8' 3"
(4.25m x 2.51m)


Services

Mains Electricity, Water & Drainage.
Council Tax Band B.

The vendor has informed us that mains gas is available in the road outside the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC 	



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Access to road from rear garden

