



Berry Cottage



SITUATION

The property lies as one of three Cornish cottages in the terrace, in the small rural hamlet of Congdons Shop and approximately 230m from Colin Park Social Club. The thriving and well-equipped village of Lewannick is roughly 1.5 miles away with a number of amenities including a Post Office/general store catering for day to day needs, well-respected pub 'The Archers Arms', village hall, doctors' surgery and primary school. Similar amenities but not all, are 1.3 miles in the opposite direction at Coads Green. The nearest point to the A30 just outside of Lewannick, roughly 2 miles from the property giving access to the cathedral cities of Truro and Exeter. The former market town of Launceston known as 'The Gateway to Cornwall', has a comprehensive range of shopping facilities and is approximately 5.5 miles away with the majestic Bodmin Moor being within striking distance of the cottage, providing some of the most dramatic landscapes in the UK, together with an excellent range of leisure and outdoor pursuits.

DESCRIPTION

A beautifully presented, traditional Cornish cottage constructed of stone and slate in a rural hamlet location. The property offers a perfect opportunity for either a first time buyer or buy to let investor, as it can be purchased fully furnished (by negotiation) with the benefit of no onward chain.

ACCOMMODATION

The accommodation from the rear entrance and parking area, leads in to the kitchen which has space for a dining table and chairs. There is a fitted wooden kitchen, with work tops around and space for the freestanding fridge/freezer and washing machine. There is an integrated electric cooker with inset hob, a stainless steel sink with drainer and tiled splashback wall. There is an understair storage cupboard, perfect

for coats and shoes, and the sitting room which enjoys traditional character features such as the exposed wooden beams.

The stairs from the front entrance and off the sitting room, lead to the first floor with 2 double bedrooms. The bathroom comes with a fully fitted suite, with a bath and electric shower over, a pedestal sink and WC. There is an airing cupboard off the landing, which houses the electric boiler.

OUTSIDE

The property is approached via a side entrance to a gravelled parking area for the 3 cottages in the terrace. To the rear of the property is an allocated parking space with a paved pathway to the rear entrance, stone flower beds either side and a stone and slate outbuilding.

SERVICES

Mains water and electricity. Private drainage system. Electric boiler and heaters. Double glazing throughout. Please note the agents have not inspected or tested these services.

VIEWING

Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Launceston take the B3254 road signposted South Petherwin. Follow this road through the hamlet of Daws House into the village of South Petherwin. From South Petherwin, continue for approximately 3 miles and at the cross roads, the entrance to the parking will be on the opposite side of the road slightly to the right and through the wooden gate.

what3words.com

To the rear parking:
///pressing.enabling.competing

Launceston (A30) 5.5 miles - Lewannick
1.5 miles - Plymouth 22.4 miles

An immaculately presented Cornish cottage, with courtyard garden and parking

- Traditional Cornish Cottage
- Stone and Slate Construction
- Rear Courtyard and Stone Building
- Off Road Parking Space
- Rural Hamlet Location
- Fully Furnished (By Negotiation)
- No Onward Chain
- Beautifully Presented
- Tenure: Freehold
- Council Tax Band: B

Guide Price £185,000



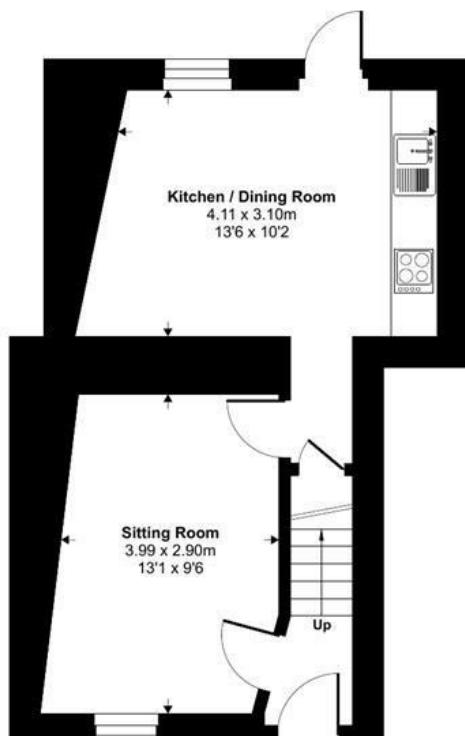
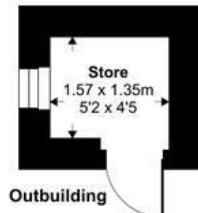


Approximate Area = 770 sq ft / 71.5 sq m

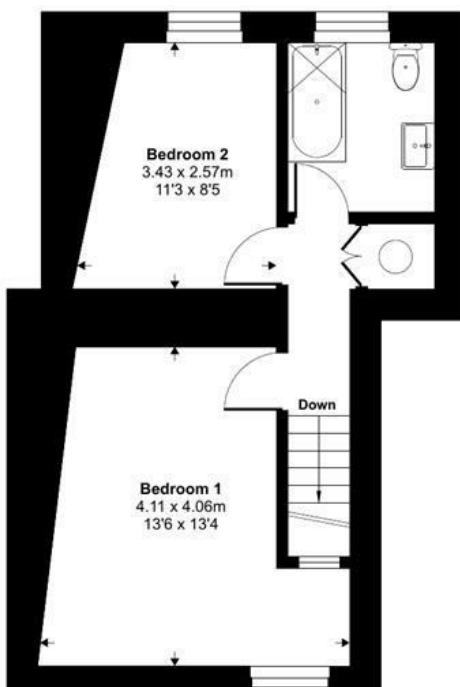
Outbuilding = 23 sq ft / 2.1 sq m

Total = 793 sq ft / 73.6 sq m

For identification only - Not to scale



Ground Floor



First Floor



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
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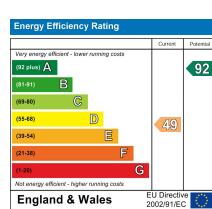
These particulars are a guide only and should not be relied upon for any purpose.

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