



The Old Post Office Cottage





# The Old Post Office Cottage

Hallworthy, Camelford, Cornwall, PL32 9SH

Camelford 5 miles - North Coast 7 miles - Launceston 11 miles

A charming four bedroom cottage with a generous rear garden and ample off road parking

- Private Rear Garden
- Kitchen/Breakfast Room
- Well Presented Throughout
- 4 Double Bedrooms
- Tenure: Freehold
- Ample Parking for 3-4 Vehicles
- Integral Garage
- Dining Room Extension
- 2 Reception Rooms
- Council Tax Band: C

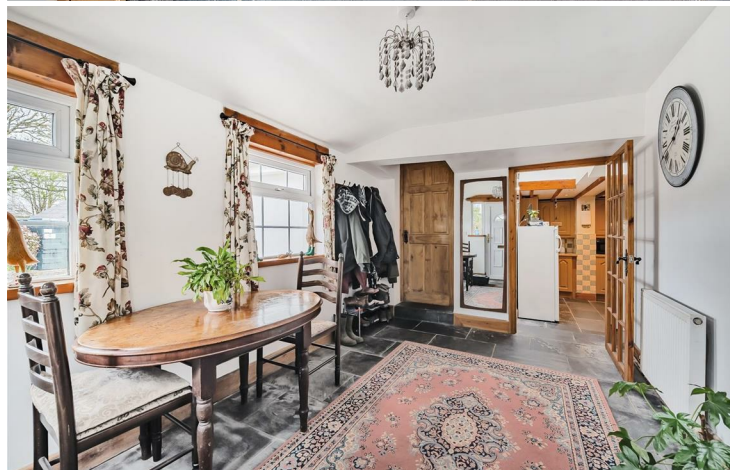
Guide Price £375,000

## SITUATION

The property is located in the rural yet accessible hamlet of Hallworthy with its popular pub, The Wilsey Down and garage with convenience store. The ancient town of Camelford is approximately 5 miles away, with a range of local amenities, educational facilities, sports and leisure centre and an 18 hole golf course at Bowood Park. The North Cornish beauty spots of Tintagel, Boscastle and Trebarwith Strand are all within 8 miles from the property. The former market town of Launceston is 11 miles away, with access to the A30 trunk road, linking the Cathedral cities of Exeter and Truro.

## DESCRIPTION

A well proportioned semi-detached cottage understood to originally date back to the early 1900's constructed predominantly of stone under a slate roof and later extended in 2010 to the rear with a block extension. Presented in good order throughout the property offers generous living accommodation, combined with four double bedrooms and ample off road parking.





## ACCOMMODATION

From the gravel driveway there is direct access to the tiled entrance porch with a useful study and separate utility with space and plumbing for white goods. A step down to the kitchen/breakfast room has a tiled floor and a fitted range of kitchen units, polished stone work surfaces and a central island with storage and seating. There is a freestanding electric range style cooker, with additional space and plumbing for white goods. Extended to the rear in 2010, the dining room is adjacent to the kitchen and enjoys a view to the garden with double doors to the patio. The sitting room is a generous size with a multifuel burner surrounded with brick built fireplace and complete with fitted blinds. In addition there is a ground floor cloakroom and rear hallway to the integral garage.

The first floor presents 4 bedrooms in total, all of good sizes with a tiled shower room and separate family bathroom. Bedroom 1 enjoys a dual aspect, with views overlooking the garden whilst bedrooms 2 and 3 benefit from some built in storage along with a linen cupboard off the main hallway,

## OUTSIDE

The property is approached via a gravel driveway, with a pedestrian access only to the neighbouring property and ample space for 3-4 vehicles. There is a single garage, with up and over door, power and light connected and storage above. The rear garden is private with steps from the lower patio to a large level lawn. With stone walled and fenced boundaries, the property is completely enclosed and private with additional vehicular access to the rear. There is a greenhouse, summer house, outside tap, raised vegetable beds and external electric points at both the front and rear.

## SERVICES

Mains electricity and water, Private drainage via septic tank. Oil fired central heating and multifuel stove. Broadband availability: Standard ADSL and Ultrafast. Mobile signal coverage: Voice and Data limited availability (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 A30 towards Bodmin and exit at the Kennards House junction signposted North Cornwall/Wadebridge. Proceed on the A395 passing through Pipers Pool, and continue until you reach the village of Hallworthy. Proceed past the Wilsey Down Public House on the right hand side and the driveway will be found after a short distance on the left hand side, before the bend in the road and identifiable by a Stags for sale board.

what3words.com: ///cheerful.overcomes.lived





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.

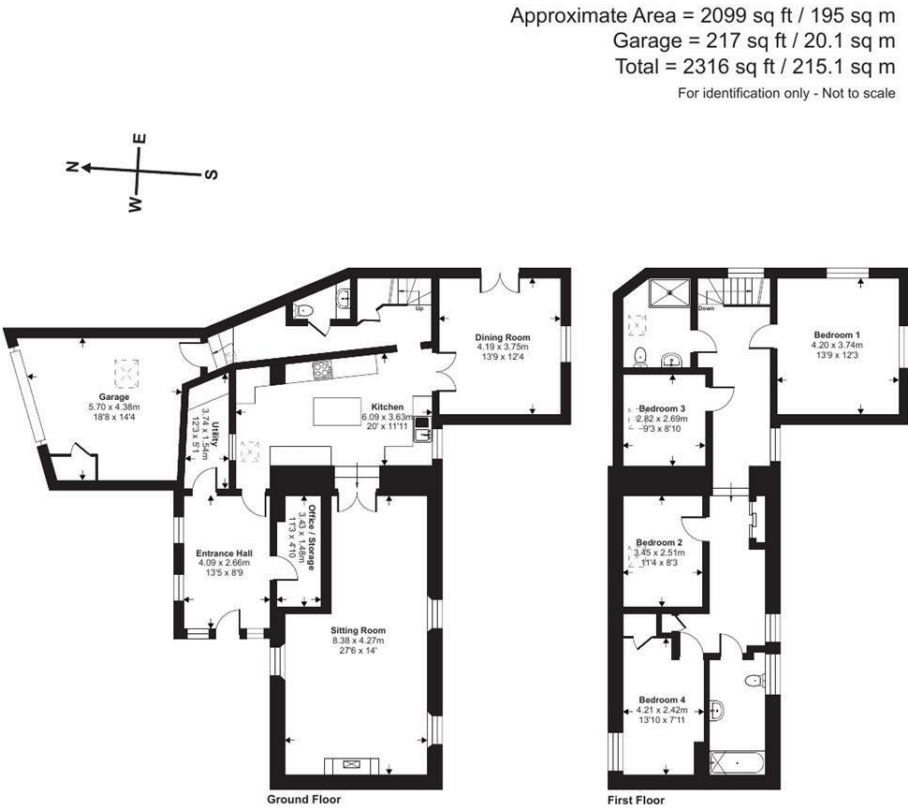


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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