



Hal-Ruan



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Altarnun, Launceston, Cornwall, PL15 7SL

Altarnun 1.2 miles - Launceston 9.8 miles - North Cornish Coast
miles 11.5 miles

A delightful Cornish cottage with beautiful
wraparound gardens in an idyllic
moorland setting

- Stunning Moorland Location
- Range of Outbuildings
- Walking Distance of Bodmin Moor
- Three Bedrooms
- Beautifully Maintained Gardens
- No Near Neighbours
- Peaceful Setting
- Kitchen/Diner
- Tenure: Freehold
- Council Tax Band: B

Guide Price £495,000

SITUATION

The property is situated in a stunning rural setting within the Bodmin Moor Area of Outstanding Natural Beauty (AONB), surrounded by Cornish pasture fields with no near neighbours. The location and immediate surroundings are highly desirable for those looking for horse riding, mountain biking and walking with direct access onto the vast expanses of Bodmin Moor. Altarnun and Five Lanes are approximately 1 mile East and offer a post office located in the village hall catering for day to day needs, tea room, primary school, a beautiful Church which is known affectionately as 'The Cathedral on the Moor' and access to the A30 linking the cathedral cities of Truro and Exeter. The popular moorland public house, The Rising Sun Inn, is within walking distance of the property and serves a fine range of food and drink whilst a more comprehensive range of facilities can be found at Launceston, such as a 24-hour supermarket, M&S Food Hall, doctors', dentists', veterinary surgeries and much more.

DESCRIPTION

A charming and extremely well-cherished Cornish cottage enjoying a wonderfully tranquil moorland setting, complemented by a range of useful outbuildings and beautifully landscaped gardens. Constructed in the traditional manner with natural stone elevations, the original property retains a wealth of character features, whilst having been thoughtfully extended by the current owner in 2013 using a sympathetic block and rendered design and well maintained wooden double glazed windows throughout. The property was comprehensively re-roofed in slate at the same time and is now presented to the market for the first time in over 17 years.



ACCOMMODATION

The property is presented in good order throughout with rustic charm, period features and a versatile open plan kitchen/diner extension. A traditional main entrance porch with impressive wooden door leads into a well proportioned sitting room with impressive fireplace, original cloam oven and woodburning stove. The kitchen has a slate floor with a range of solid wooden units, a solid fuel Rayburn and stable door to the garden. There is undercounter storage for white goods, whilst a separate utility to the opposite end of the property has space and plumbing for a washing machine and tumble dryer.

There are stairs from the kitchen leading to a principal bedroom, with vaulted ceiling and solid wooden floors. A separate staircase in the original part of the property leads to the two additional bedrooms with a family bathroom.

OUTSIDE

The property is nestled in a tranquil position surrounded purely by neighbouring Cornish pastureland. There is a gated pathway leading to the main entrance and the majority of the landscaped gardens laid to lawn. A wide variety of mature shrubs and trees provide an array of everchanging colour throughout the seasons, with shady areas to sit and enjoy. In addition, there a range of useful outbuildings including a quaint stone woodstore with slate roof and a detached block built outbuilding with power and light connected, along with a woodburning stove. This offers a great space for storage or for friends and family. There is a large garage with wooden doors and an adjoining workshop, both with power and light connected and an interconnecting door. Parking is arranged directly in front of the property with access across the right of way adjacent to a separate gate for the pastureland.

SERVICES

Mains electricity and water. Private drainage via septic tank (last emptied Feb '26). Solid fuel Aga connected to radiators and woodburning stove. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data variable (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 the centre of Altarnun, proceed North out of the village passing the Church on the left hand side and continue for approximately 1 mile. At the T-junction, turn left and at the Rising Sun Inn, turn left passing the pub on the right hand side. Follow this lane for approximately 0.4 miles where the entrance to the property will be found on the right hand side.

what3words.com: ///sands.consumed.digesting



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.

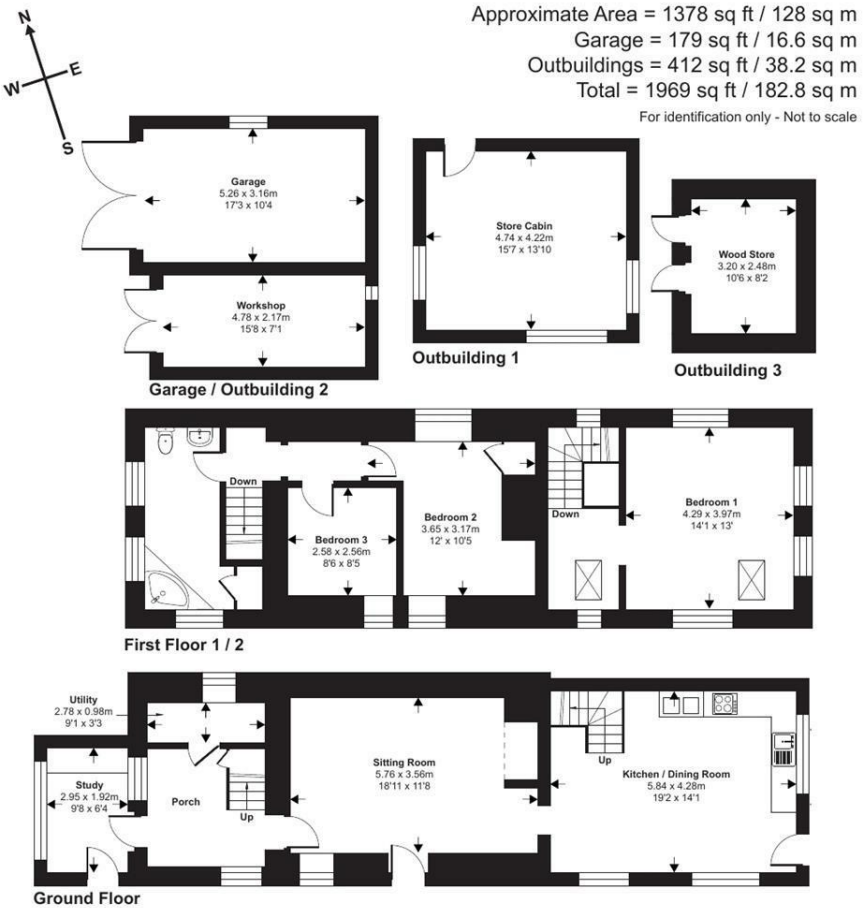


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			43
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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