

The Old Post Office Cottage

STAGS

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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



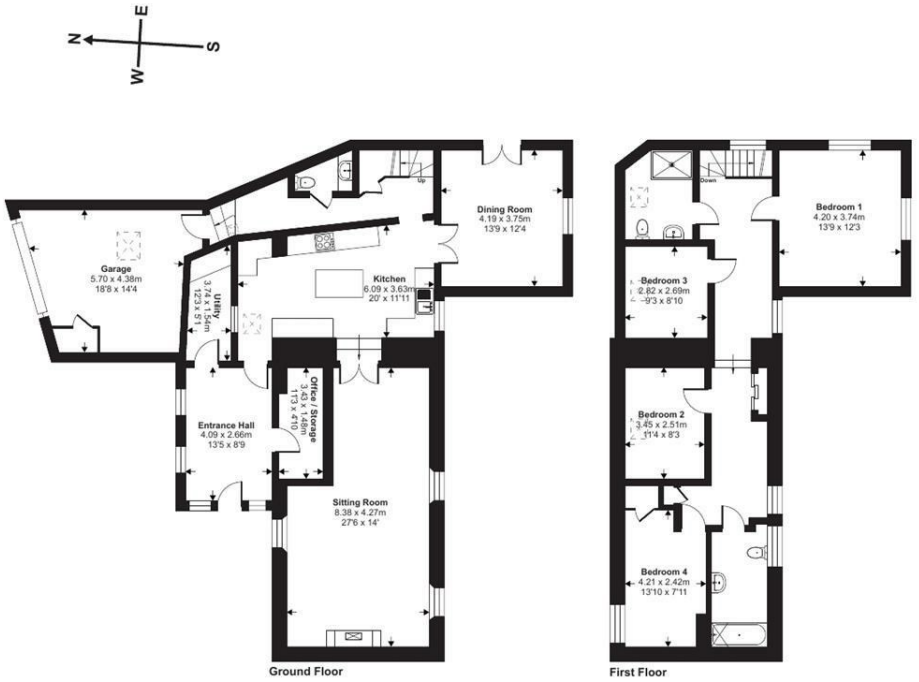




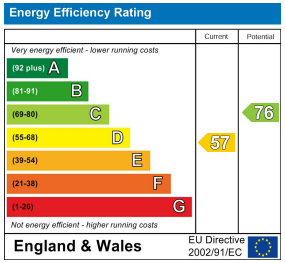
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Approximate Area = 2099 sq ft / 195 sq m
Garage = 217 sq ft / 20.1 sq m
Total = 2316 sq ft / 215.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1280968



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