Keepers Lodge

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Trebursye, Launceston, Cornwall, PL15 7ES

Launceston 2 miles - North Cornish Coast 17.3 - Exeter 43.4 miles

A delightful stand alone Cornish cottage with no nearby neighbours and retaining its original period features

- Detached Cottage
- Countryside Views
- Mature Wraparound Gardens
- No Forward Chain
- Tenure: Freehold
- Stunning Fireplace
- Convenient yet Rural
- Ample Parking/Turning
- Stone Outbuilding
- Council Tax Band: C

Guide Price £395,000

SITUATION

The property is situated in a semi-rural hamlet position within easy access of the A30 connecting the Cathedral cities of Truro and Exeter. The sought after village of Tregaddillett is less than 1 mile from the property with its village primary school and popular public house, The Eliot Arms. Launceston, only 2 miles away, has comprehensive range of educational, shopping and recreational facilities with access to the A30 trunk road which links the Cathedral cities of Truro and Exeter. At Exeter, there is access to the M5 network, main line railway station serving London Paddington and an international airport.

DESCRIPTION

A charming 19th century Cornish cottage, full of character and original features whilst having been successfully extended over the years. Set amongst mature, wraparound gardens and no near neighbours, the property is conveniently situated for easy access whilst enjoying far reaching countryside views over the neighbouring pastureland. Whilst the property would benefit from a programme of light refurbishment, it offers a fantastic opportunity for those looking for a period property in a convenient yet rural position, being offered for sale with no forward chain.

ACCOMMODATION

The accommodation is both practical and spacious throughout, offering three reception rooms including the conservatory, three double bedrooms and a typical cottage style kitchen with ground floor utility room. The kitchen has a range of wooden base and wall mounted units, built in fridge, double oven, induction hob and an understairs storage and views over the rear garden. The utility is an ideal space with plumbing for white goods, a separate ground floor cloakroom with WC and shower and door to the side access. There are two generous reception rooms both with original character features, including a prominent stone fireplace in the sitting room, slate floors and views over the front gardens and driveway. Both reception rooms also benefit from wood burning stoves. The conservatory is well positioned to enjoy the far reaching rural views over the garden and neighbouring pastureland.

The first floor has a split level landing with three spacious double bedrooms. All of the rooms benefit from built in storage space and bedrooms 2 enjoys a stunning rural outlook. All three bedrooms are serviced by the family bathroom, complete with a matching suite.

OUTSIDE

The property sits on its own, surrounded by gardens to all sides full of mature shrubs and trees providing an everchanging array of colour throughout the seasons. There is a large gravelled driveway upon approach, with ample parking for 4-5 vehicles and turning space. There is a small lawned garden at the front, enclosed by natural hedging with a generous and expansive garden at the rear. Various pathways through the gardens lead back to the front, bounded by both natural and fenced boundaries. There is a stone and brick built outbuilding with slate roof in the rear garden, perfect for storing various garden tools and machinery or to serve as other uses, subject to conversion with the necessary consents.

SERVICES

Mains electricity and water. Private drainage via septic tank. Oil fired central heating. Broadband availability: Standard ADSL, Mobile signal: voice and data available (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, head west on the A30 and after approx. 2 miles, take the left hand slip road towards Tregadillett and Trebursye. At the roundabout, take the 2nd exit and continue along the concrete farm track to the very end, where the entrance to the property will be on the left hand side. Please note this is a shared access with the neighbouring farm, with a right of way for the property.

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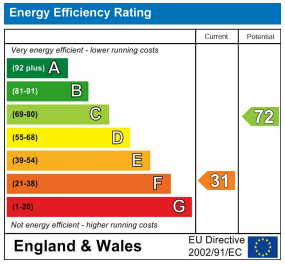
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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Approximate Area = 1803 sq ft / 167.5 sq m
Outbuildings = 187 sq ft / 17.3 sq m
Total = 1990 sq ft / 184.8 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 2026. Produced for Stags. REF: 1442163