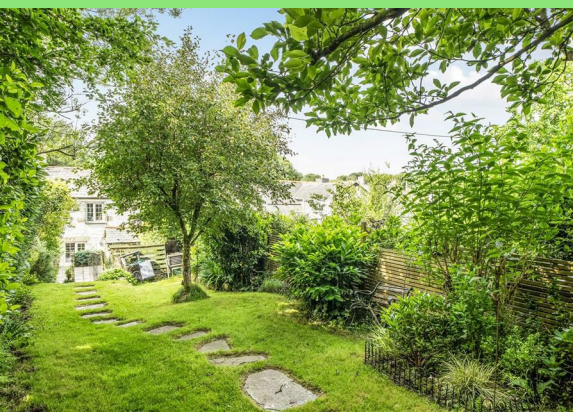




Five Lanes Launceston PL15 7RX

Offers In The Region Of
£270,000

- Charming Village Cottage
- Having A Wealth Of Character Features Throughout
 - Three Bedrooms
- Good Size Living Room With Woodburner
 - Kitchen/Dining Room
 - Useful Outbuildings & Summerhouse/Studio
- Scan QR Code For Material Information



Tenure - Freehold

Council Tax Band - B

Floor Area - 688.90 sq ft

Summary:

Situated in the heart of the popular village of Five Lanes, is this charming character cottage offering spacious accommodation full of original features including exposed granite, beamed ceilings, slate and oak flooring, latch doors and feature fireplaces. The property offers a welcoming lounge with wood burning stove and cloam oven, cottage-style kitchen/dining room, three bedrooms and an attractive modern shower room, together with excellent built-in storage throughout.

Externally, the property benefits from a side courtyard leading to attractive rear gardens extending to approximately 90 feet, incorporating useful outbuildings, an insulated studio/garden room.

uPVC wood effect glazed door into

Hallway:

Tiled floor. Stairs to First Floor. Door to

Living Room:

16'8" max x 14'4" (5.094 max x 4.388)

A beautifully characterful living room featuring exposed beams and attractive flagstone flooring. An impressive fireplace houses a cast iron woodburner with traditional cloam oven, creating a striking focal point and a wonderfully cosy atmosphere. Two front-facing uPVC double glazed windows provide plenty of natural light, while an understairs recess offers useful storage space. A granite step leads up to the Kitchen/Dining Room.

Kitchen/Dining Room:

13'4" to chimney x 9'11" (4.083 to chimney x 3.047)

A charming farmhouse-style kitchen/dining room with exposed beams, flagstone flooring and an attractive granite chimney breast, all combining to enhance the cottage character. A range of base units sit beneath roll-edge work surfaces incorporating a sink unit, with matching wall-mounted cupboards and under-unit lighting. Integrated appliances include an electric hob with Hotpoint oven and grill beneath, together with a concealed extractor over. Tiled splashbacks complement the workspace, while there is further space for a fridge and plumbing for a washing machine. A full-height storage cupboard sits adjacent to the chimney breast. A uPVC double glazed window and door to the rear provide natural light and access outside.

From the Hallway, stairs rise to the

First Floor Landing:

Doors off

Bedroom Three

11'10" max x 9'0" max narrowing to 5'3" (3.613 max x 2.744 max narrowing to 1.609)

An attractive L-shaped bedroom with a uPVC double glazed window to the front elevation, enjoying natural light and cottage character. Access to the loft space.

Principal Bedroom:

15'1" x 11'1" max (4.618 x 3.379 max)

A delightful principal bedroom with a uPVC double glazed window to the front elevation providing natural light. Useful recessed space offers clothing storage, while access is available to the loft space.

Bedroom Two:

10'2" max x 9'10" (3.109 max x 3.014)

A charming second bedroom with a uPVC double glazed window to the rear elevation, exposed wooden floorboards and access to the loft space.

Shower Room:

9'9" x 5'4" (2.973 x 1.643)

Appointed with a modern suite comprising a corner shower cubicle with shower and shower panelling to the walls, vanity wash hand basin with drawers beneath, and a low level WC. A slate window sill and chrome ladder-effect radiator add further character and style. A uPVC double glazed window to the side elevation provides natural light. The room also houses the LPG combination boiler, currently connected for hot water only, with a fixing kit in situ should a purchaser wish to connect radiators.

From the Kitchen, the door leads out to the rear courtyard, garden & outhouses.

Outhouse/Utility Room:

7'10" x 6'10" (2.391 x 2.104)

A useful outhouse/utility room with a window to the rear elevation, benefiting from both water and electricity connections. The building has its own independent fuse box and provides practical storage or utility space.



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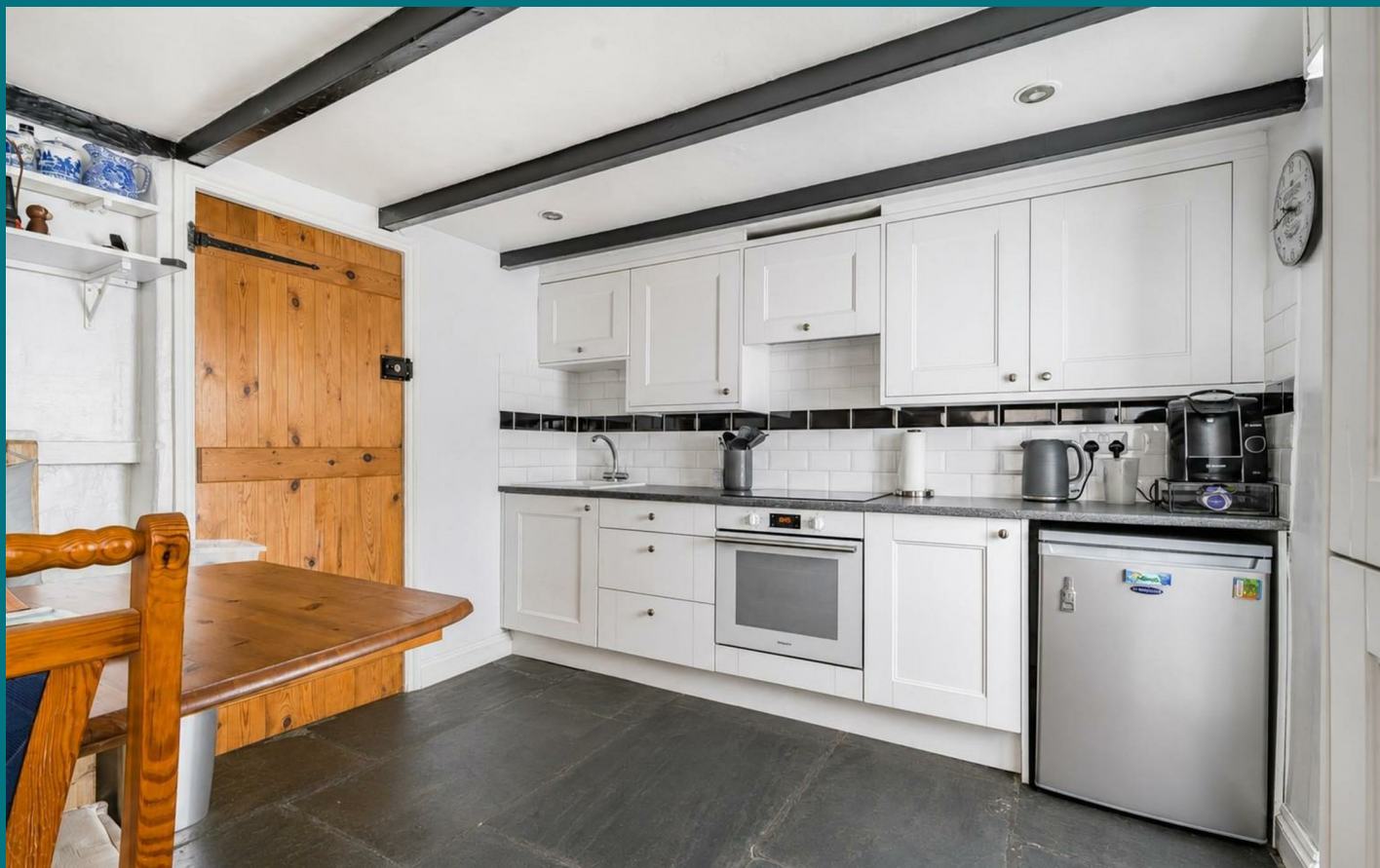
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E52



Cottage Garden:

Steps rise to a paved patio area which leads onto a mature rear garden extending to approximately 90ft in length. The garden is predominantly laid to lawn and beautifully established, featuring a variety of mature shrubs and trees interspersed throughout, creating a private and picturesque setting. At the top of the garden sits a detached summerhouse/studio.

Summerhouse/Studio:

14'11" x 10'4" (4.562 x 3.161)

Accessed via a wooden glazed door, with a further wooden window to the side elevation. A uPVC double glazed door leads to an additional external area housing an old piggery. The studio is insulated and benefits from its own independent fuse box, offering excellent potential as a home office, creative space or retreat.

Material Information:

Verified Material Information

Costs and tenure

Tenure: Freehold

Council Tax Band: B

EPC rating: E

The building

Semi-detached house, standard construction

3 bedrooms

Accessibility adaptations: None

Services

Mains electricity

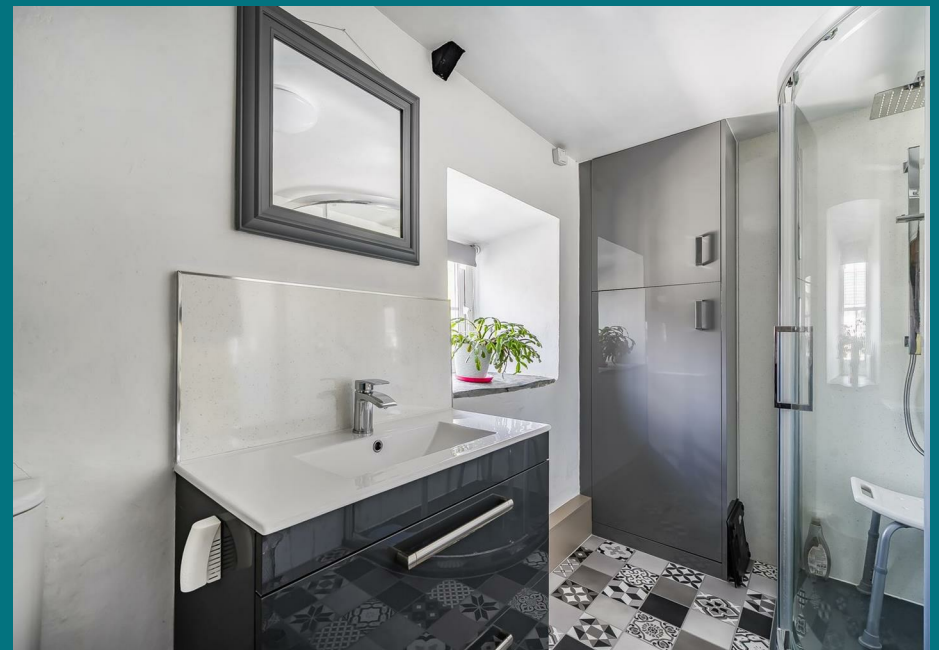
Mains water

Mains foul drainage

Mains surface water drainage

Heating: Room heaters only





Five Lanes, Launceston

Heating features: Double glazing and wood burner
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 ok, Vodafone ok, Three good, EE good
Parking: On Street
Not in a controlled parking zone
No disabled parking available

Risks and restrictions

Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL62322):

- The walls that separate this cottage from the neighbouring houses are 'party walls'. This means they are shared with the neighbours, and the owner is legally required to share the responsibility for keeping them in good repair.

No environmental risks recorded

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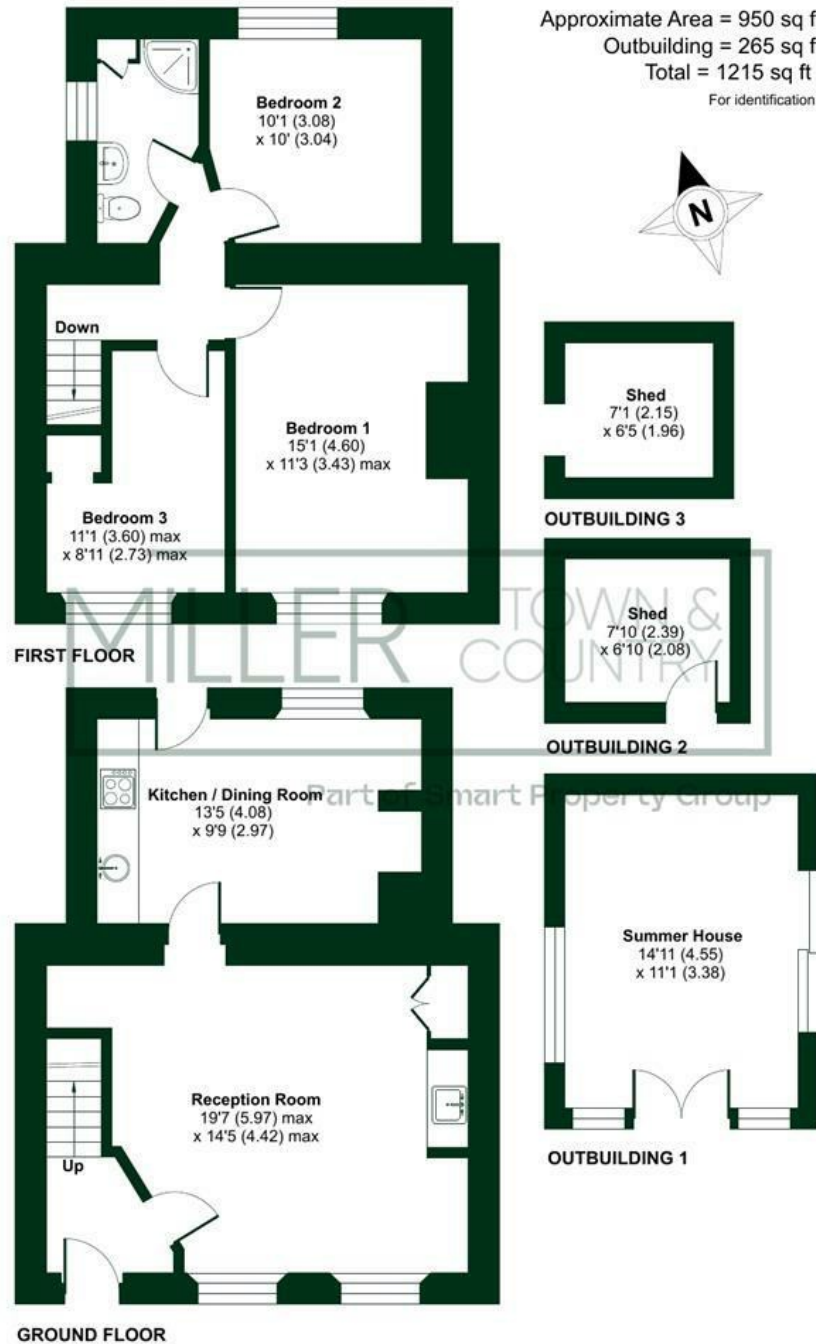
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



The Row, Five Lanes, Launceston, PL15

Approximate Area = 950 sq ft / 88.2 sq m
Outbuilding = 265 sq ft / 24.6 sq m
Total = 1215 sq ft / 112.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Smart Estate Agent Limited. REF: 1477916

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me!

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