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# Enys An Huel, Five Lanes, Launceston, Cornwall PL15 7RX

GUIDE PRICE **£235,000+**\*

VACANT RESIDENTIAL

## Description

A three bedroom detached character cottage situated in the popular moorland village of Five Lanes. The property offers a kitchen/diner and sitting room on the ground floor, three bedrooms and bathroom to the first floor, elevated rear garden and a detached garage with hardstanding. The cottage while offering the potential for further modernisation has the benefit of two multifuel stoves and oil fired central heating.

## Situated

Five Lanes is a charming rural village situated within an Area of Outstanding Natural Beauty on Bodmin Moor, with a public house, primary and pre-school, local shop and Post Office, Church hall and Church of St Nonna. The village has excellent access to the A30/A38 road networks, with further facilities, shopping and leisure facilities available at nearby Launceston and Bodmin town centres.

## Ground Floor

Entrance hall, sitting room, kitchen/diner.

both sides of the property and a detached garage for repair/replacement with additional hardstanding.

## First Floor

Landing, three bedrooms and bathroom.

## Viewings

Strictly by prior appointment with Stratton Creber Liskeard 01579 343561. General enquiries Countrywide Property Auctions 01395 275691.

## Outside

Elevated rear garden with pedestrian access gates from



## EPC Rating

TBC

## Council Tax Band

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