



Guide Price £248,000 - Freehold
Lynher Cottage, Rilla Mill PL17 7NT

DOWSONnott
ESTATE AGENTS

NESTLED IN A THE HEART OF A SOUGHT AFTER VILLAGE Is this period cottage believed to date back to the late 1800`s with many character features including flagstone flooring, beams and multi fuel cast iron burner. Brief accommodation comprises:- Porch, Spacious Lounge/Dining room and Kitchen on the ground floor. Landing, 3 Bedrooms (2 DOUBLE), Cloakroom and Bathroom on the first floor.

Outside to the front there is an easy to manage slate chipped/pebble finished patio areas to the front. Oil fired central heating, modern wooden framed double glazed windows. **BEING SOLD WITH NO ONWARD CHAIN.**



Situation:-

This quaint Village has a popular Public House/Restaurant and Village Hall with nearby villages including Coads Green, Upton Cross and Pensilva which offer a range of facilities and amenities. There is a school bus service to Callington which is within 15 minutes travelling distance to the senior school. There are a range of recreational pursuits nearby that can be enjoyed by all members of the family.

Entrance:-

Wooden gateway opens up to a slate and granite pathway leading up to the main front door.

Landing:-

Loft access, access to the bedrooms, cloakroom and bathroom.

Bedroom 1:- 17'5" (5.31m) x 9'8" (2.95m)

Double bedroom having a dressing area, radiator, wooden double glazed feature window to the side. Three stairs descend to the main bedroom area, wooden framed double glazed windows to the side elevation with pleasant outlook.

Bedroom 2:- 8'10" (2.69m) x 10'2" (3.1m)

Double bedroom having a wooden framed sash double glazed window to the side elevation, radiator.

Bedroom 3:- 11'1" (3.38m) x 7'10" (2.39m)

Irregular shaped room with wooden double glazed window to the side elevation with deep sill, radiator.



Porch:- 3'2" (0.97m) x 3'0" (0.91m)

Tiled flooring, picture windows to the side, granite step to the wooden door with inset picture panes giving access through to the:-

Lounge/Dining room:- 20'3" (6.17m) x 17'10" (5.44m)

A warm and welcoming spacious reception room having the main feature as the fireplace including the cast iron multifuel burner set on a slate hearth, with granite pillars and lintel above. Recess areas to either side and display niches, beamed ceiling. Slate tiled flooring and flagstone flooring, radiators, under stairs storage cupboard. Modern wood double glazed sash windows to the front elevation with deep sills, double glazed wooden window with a deep sill to the side elevation and then a turning staircase with a encased wooden double glazed window rises to the first floor. Door to:-

Kitchen:- 15'10" (4.83m) x 9'7" (2.92m)

Having a range of base units, roll top surfaces, belfast sink with taps over. Painted beams, utility area with plumbing for automatic washing machine and space for tumble dryer above, work top surfaces with base units below. Granite edged wooden double glazed window to the side elevation, space for fridge/freezer. Flagstone flooring, part tiling to the walls. Granite step, wooden stable door to the side. Connection for electric cooker.

Bathroom:- 8'8" (2.64m) x 6'11" (2.11m)

Vanity unit incorporating the wash hand basin, cabinet and drawer space beneath. Large bath with centre taps and bar shower above. Heated towel rail, wooden framed double glazed sash frosted window. Tiling to the walls, airing cupboard housing the central heating and hot water boiler and shelving.

Cloakroom:- 5'1" (1.55m) x 3'9" (1.14m)

Low level WC, wash hand basin with tiled splash back, encased and frosted window.

Outside:-

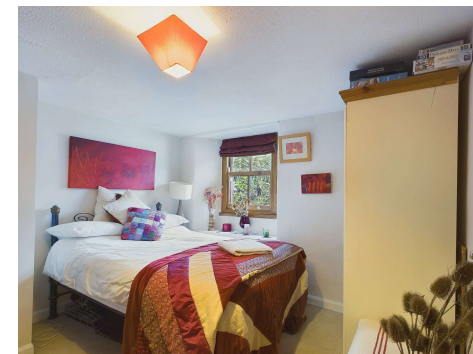
To the front there is a slate chipped area ideal for a small table and chairs. Oil tank, storage building. To the left hand side there is pebble finished area with shrubs and the garden is enclosed with fencing and an access gate.

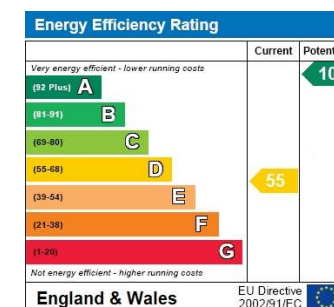
Services:-

Electric and water. Oil fired central heating.

Council Tax:-

According to Cornwall Council the council tax band is C.





AGENTS Note:-

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Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.

Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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