



**Tor View, Altarnun, Launceston,
Cornwall, PL15 7RH**

Guide Price £350,000 Freehold





An attractive period cottage in a popular village location with views over farmland to Bodmin Moor beyond

- First Time Available for 50+ Years
 - 3 Bedrooms
 - 2 Reception Rooms
 - Modern Kitchen
- Bathroom & Cloakroom
- Garden with Views over Farmland
- Detached Garage & Off-Road Parking
 - EPC E & Council Tax D

SITUATION Conveniently located on the edge of the picturesque moorland village of Altarnun within walking distance of the village hall/post office, coffee shop and its famous church known as the Cathedral of the Moors. Five Lanes, approximately ½ a mile away, has a local primary school and a public house, The Kings Head.

The former market town of Launceston is 8 miles from the property and has supermarkets, doctors', dentists' and veterinary surgeries, together with further educational facilities, a leisure centre and two testing 18-hole golf courses.

The A30 trunk road, which links Exeter to Truro is less than 1 mile from the property. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.



DESCRIPTION A charming stone cottage with slate roof believed to have been built in the late 1800s and has been a cherished family home for the last 52 years. The property enjoys character features with more modern facilities such as double glazing, oil fired central heating and a recently upgraded kitchen.

The accommodation is illustrated on the floorplan and briefly comprises: front door opening into spacious lounge with fireplace, a pair of windows to the front and door into dining room with window to rear aspect, shelved recess and storage cupboard. Inner vestibule with stairs to the first floor, understairs storage cupboard and sliding door into cloakroom with low flush WC and corner wash hand basin.

The kitchen has a contemporary range of base and wall units, inset stainless-steel sink with



mixer tap, plumbing and appliance space for washing machine, inset ceramic hob with electric oven under and extractor over, integral slimline dishwasher, appliance space for fridge/freezer, door to rear garden.

Upstairs there is a landing with access to the loft and doors to three bedrooms. The family bathroom has a suite comprising of a panel enclosed bath with electric shower over, low flush WC, pedestal wash hand basin and airing cupboard housing a factory-lagged hot water tank with fitted immersion.

OUTSIDE Approached from the lane via a cobblestone paved driveway providing off road parking for several vehicles and leading to the

detached garage with metal up and over door, power and light connected.

To the front, steps lead from the parking to the front door, with small garden areas either side and a path leading to the rear driveway.

The rear garden is laid mainly to lawn with a variety of mature shrubs and trees and enjoys views over surrounding farmland to Bodmin Moor beyond.

SERVICES Mains water, drainage & electricity. Oil fired central heating via external boiler. Double glazed throughout. Council tax band D. Full EPC document available on request. For broadband and mobile phone coverage, please visit Ofcom

website. Please note the agents have not inspected or tested these services.

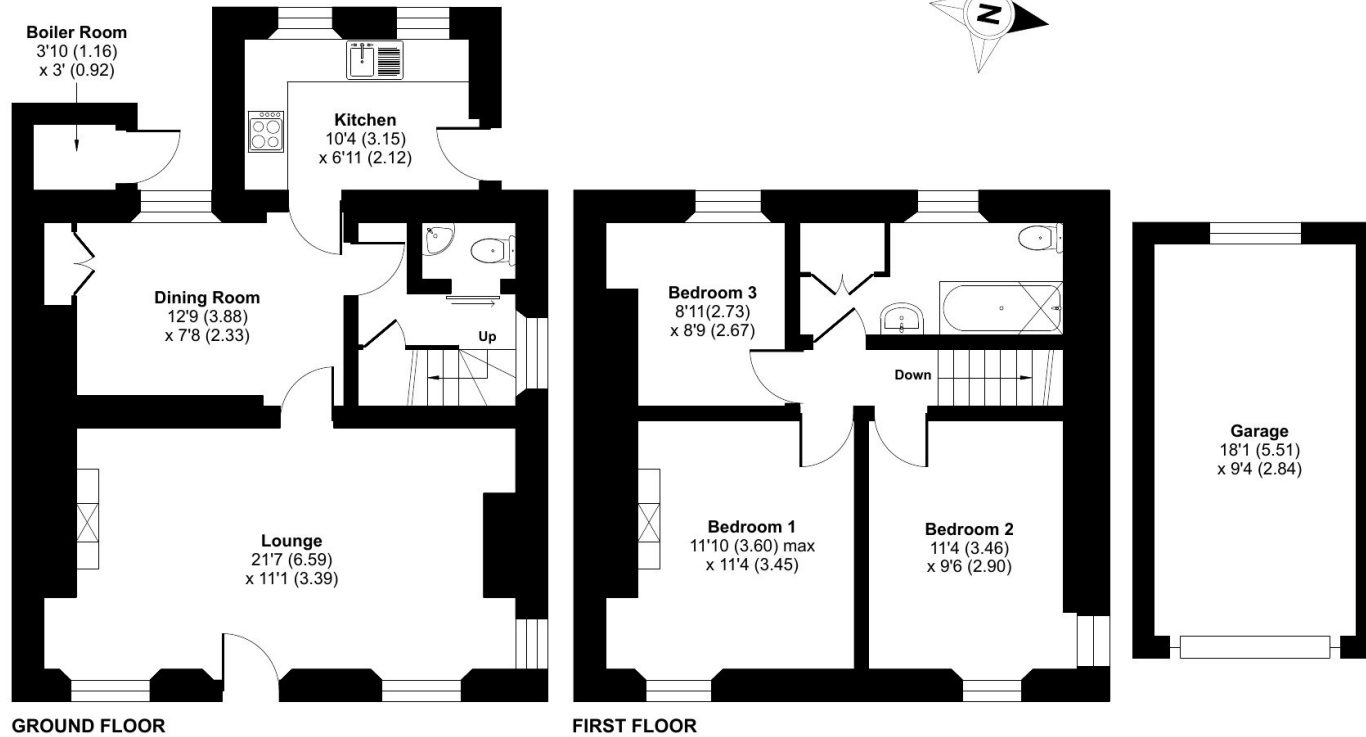
VIEWINGS Strictly by prior appointment with the vendors appointed agents, DJR Estate Agents and Auctioneers.

DIRECTIONS From the A30, exit signposted Five Lanes/Altarnun. At the roundabout, take the 4th exit and follow signs to Altarnun, turning left in front of the Kings Head pub towards Altarnun. Just as you enter the village, the property will be found on the left-hand side identified by the For Sale board.

Sat Nav: PL15 7RH

What3Words: ///cupboards.feast.vertical

Approximate Area = 990 sq ft / 92 sq m
 Garage = 168 sq ft / 15.6 sq m
 Outbuilding = 11 sq ft / 1 sq m
 Total = 1169 sq ft / 108.6 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). © nñcheom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1341740



For more information or to arrange a viewing, please contact us:

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