



- A three bedroom corner terraced cottage
- Requiring modernisation throughout

A three bedroom character cottage requiring modernisation, located on the corner of a terrace of properties, featuring a lounge, dining room, kitchen and external wood store to the ground floor. The first floor accommodation comprises three bedrooms and a bathroom. Externally the property boasts a generously sized garden which is mainly laid to lawn and bordered by shrubs and hedging.

**Situated** The quiet attractive village of North Hill lies approximately 7 miles South West of Launceston and a few miles from Bodmin Moor and the Lynher Valley. The village is ideal for those with interests in outdoor pursuits including walking, cycling and fishing. There are amenities including a popular public house/restaurant, village hall and Parish Church of St. Torney. At nearby Lewannick and Coads Green there are well regarded County Primary Schools. Both the towns of Launceston and Liskeard are accessed by a bus service from the village. A main line railway

station is located in Liskeard town some 9 miles away. The ancient former market town of Launceston offers a wide range of shopping, commercial, educational and recreational facilities.

**Accommodation**  
**Ground Floor** entrance porch, lounge, dining room and kitchen.

**First Floor** Three bedrooms and a bathroom.



**Outside** To the front of the property there is a small courtyard area, with the main lawned garden lying to the rear of the property.

**EPC Rating** F

**Viewing Arrangements**  
Viewing by block appointment only with Stratton Creber Liskeard 01579 343561. General enquiries Countrywide Property Auctions 01395 275691.