



## St. Thomas Hill, Launceston

Guide Price £130,000

Council Tax: A      Tenure: Freehold



Tucked away on a popular residential street close to Launceston's historic town centre, this charming two-bedroom cottage is perfectly placed for easy access to the wonderful local shops, cafés, and amenities.

With its traditional box sash windows and part Cornish slate elevation, this home is full of character and makes a simply fabulous first impression. Inside the accommodation would benefit from some updating, and offers a cosy sitting room, kitchen, and two bedrooms each with built-in storage, plus a first-floor bathroom.

A bonus is the enclosed rear courtyard—rare for a home so close to the town centre, and perhaps perfect for those with children and pets. Set within a designated conservation area, this is a fantastic opportunity for a first home, Cornish retreat, or investment.

