

Tamar View Launceston PL15 9EX

Guide Price £545,000

- MAGNIFICENT PANORAMIC VIEWS
- STUNNING GARDEN ROOM
- UNDERFLOOR HEATING
- 5/6 DOUBLE BEDROOMS
- 2 BATHROOMS
- 5/6 RECEPTION ROOMS
- DELIGHTFUL LARGE REAR GARDENS
- DETACHED DOUBLE GARAGE
- PRIVATE SOLAR PV PANELS
- DRIVEWAY PARKING FOR SEVERAL CARS



Tenure - Freehold

Council Tax Band - D

Floor Area - 2421.88 sq ft



6



2



5



D61

DESCRIPTION

We are proud to offer for sale this intriguing early 1900s town house offering superb flexible and adaptable accommodation, with a stunning garden room enjoying magnificent panoramic views to the rear. Being immaculately presented this interesting house has been carefully looked after by the current vendors and including improvements such as replacement upvc double glazed windows throughout, including the sash and bay windows. Many period features including engineered oak flooring coupled with mains gas underfloor heating, chrome light switches, timber doors, deep skirting boards, picture rails, feature ornate ceiling roses and coving. The house offers tremendous flexibility for those with a large family, dependent relative or those wanting private space to work from home. In brief, the accommodation comprises; Entrance porch, entrance hall, lounge with adjoining study, sitting room which has doors opening into a master bedroom with en suite shower room, alternatively this room could be a dining room. Stairs from the hall lead down to a well equipped kitchen with island, separate utility room, snug/playroom and step up to the stunning garden room with bi-fold doors out to the rear to capture those panoramic views across the countryside, with Dartmoor beyond, including Brentor in the distance, so much to see. On the first floor are 4 double bedrooms and a bathroom, with further stairs leading up to the 6th bedroom. The driveway provides ample parking for those with a large family or vehicle enthusiasts, a caravan/motorhome etc., and leads to a detached double garage. Within the front of the property is an untethered 7kw car charging point, a must have these days. The rear gardens are a particular delight for those keen gardeners, equipped for self-sufficiency with large greenhouse, timber garden shed and raised vegetable beds. Formal lawns, seating area and extensive rear patio, to enjoy those outstanding views.

LOCATION

Located in sought after Tavistock Road, close to the heart of Launceston, convenient to the social, commercial and shopping facilities of the town centre and easy access including shopping facilities including independent shops with a monthly butter market selling local crafts and produce, as well as a Fishmonger every Friday, together with big names such as Marks & Spencer Food Hall, Tesco, Iceland, Argos and Pets at Home on the outskirts. The town's skyline is dominated by the ruins of a Norman castle that stands high on a hillside with dramatic views over Bodmin moor and Dartmoor. The castle was a strategically important building after the Norman Conquest and its green was used for executions until the 19th century. Launceston is situated between the north and south coasts, so is convenient for beaches and the Cornish countryside. The surrounding area offers leisure for all types; facilities include two golf courses – Trethorne and Launceston – and Roadford Lake Country Park where visitors can fish for trout, sail, windsurf, cycle, row, kayak and camp. Launceston has some great schools including Launceston College for children aged 11 to 18. Windmill Hill Academy and the St Stephen's Academy is a primary school with an excellent special needs centre. St Joseph's is a successful local independent school for those aged 3 to 16. Villages surrounding Launceston also have good primary schools. The A30 will see you onto the M5 at Exeter in under 45 minutes and the A388 will get you to Plymouth in under an hour. The seaside resort of Bude is just 17 miles away.

THE ACCOMMODATION

(all measurements are approximate)

ENTRANCE PORCH

Composite front door with glazed inserts. Original tiled floor with matwell.

ENTRANCE HALL

Front door with stained glass inserts and matching side lights. Radiator. Stairs rising to first floor and stairs down to kitchen. Door into;

LOUNGE

13'7" x 12'5" (4.15m x 3.81m)

Sash windows to front. Exposed timber floorboards. Radiator. Attractive tiled fireplace with timber mantle and tiled hearth.

STUDY/OFFICE

12'5" x 10'2" (3.80m x 3.11m)

Window to rear enjoying superb views. Fitted shelving and cupboards. Recessed desk area with built-in desk drawer and cupboard.

SITTING ROOM

13'5" plus bay window x 12'5" max. (4.09m plus bay window x 3.81m max.)

Door to hall. Bay window to front. Ornate ceiling rose and coving. 2 Radiators. Former fireplace recess with timber shelf above. Sliding double doors open into what could be a formal dining room, currently used as;

MASTER BEDROOM 1

13'3" plus bay window x 12'5" max. (4.04m plus bay window x 3.81m max.)

Bay window to rear overlooking gardens and panoramic views. 3 Radiators. Ornate ceiling rose and coving. Door into;

EN SUITE SHOWER ROOM

8'1" x 5'0" (2.47m x 1.53m)

Opaque window to rear. Recessed shower cubicle with mains fed shower over. Heritage low level wc and pedestal wash hand basin. Tiling to water sensitive areas. Vintage style radiator with towel rail. Extractor fan.

Stairs lead down to;

KITCHEN/BREAKFAST ROOM

18'0" x 14'6" max into door recess. (5.49m x 4.43m max into door recess.)

Wide French doors to rear patio and hot tub area. Shaker style range of wall and base units under granite worktops with matching upstands. Built-in microwave and Richmond Range cooker with 5 ring gas hob and 3 electric ovens, canopy extractor hood above. Under unit lighting. Recess for American fridge freezer. Further recess for traditional range of cupboards. Central island with under mount large sink, granite worktop and cupboards below. Space for dishwasher. Contemporary tall radiator. Door to;

UTILITY/PANTRY

7'5" x 6'9" (2.27m x 2.06m)

Wooden work surface with inset Belfast sink. Space and plumbing for washing machine. Range of shelving to one wall. Slate floor.

SNUG/PLAY ROOM

11'1" x 8'8" max. (3.39m x 2.65m max.)

Opaque window to side. Recessed book shelving.

REAR PORCH

Part glazed door to the driveway. Built in cupboard housing Viessmann mains gas fired BOILER and underfloor heating manifold.



GARDEN/FAMILY ROOM

19'5" x 18'11" max (5.94m x 5.79m max)
 Stunning Bi-fold doors overlooking gardens and panoramic views of the landscape and Dartmoor. Engineered oak flooring extends into playroom and cloakroom. Superb atrium roof with blinds. Door to;

CLOAKROOM

5'10" x 3'8" plus sink recess (1.80m x 1.13m plus sink recess)
 Low level wc with concealed flush. Over mount vanity wash basin and cupboard below. Tiled splashback.

From the Hallway stairs with turned balustrade rise up to;

FIRST FLOOR LANDING

Sash window to front. Radiator. Built-in linen cupboard. Doors lead to;

BEDROOM 2

17'7" plus bay window x 12'0" max. (5.36m plus bay window x 3.68m max.)
 Bay window to rear overlooking gardens and panoramic views beyond. Radiator.

BEDROOM 3

13'1" plus bay window x 11'11" max. (4.00m plus bay window x 3.64m max.)
 Bay window to front with window seat and storage cupboards below. Radiator. Former fireplace with timber surround and original tiled hearth.

BEDROOM 4

12'5" x 11'11" (3.81m x 3.65m)
 Step down from landing. Sash windows to front. Radiator. Built-in cupboard housing hot water cylinder.

BEDROOM 5

12'5" x 12'4" (3.81m x 3.77m)
 Large window to rear overlooking gardens and panoramic views direct to Dartmoor. Radiator. Built-in shelved cupboard.

BATHROOM

8'0" x 6'5" (2.45m x 1.97m)
 Opaque window to rear. Bath with mains fed shower over and glazed shower screen. Savoy pedestal wash hand basin and low level WC. Chrome heated towel rail. Light/shaver unit. Mirrored medicine cabinet. Tiling to water sensitive areas.

From the Landing stairs rise to;

SECOND FLOOR BEDROOM 6

18'11" x 15'1" (5.78m x 4.62m)
 With some restricted head height to eaves with storage cupboards. Windows to front and rear enjoying superb views to the rear. 1 Velux roof light. Built-in wardrobe cupboard. Original fireplace (not used).





Tamar View, Launceston, PL15 9EX

OUTSIDE

Front gravelled garden area with brick walled boundary. Driveway to side providing ample parking for several vehicles together with EV car charger, being an untethered 7kw charger. A tarmac driveway provides ample parking for several vehicles including caravan/boat and leading to;

DETACHED DOUBLE GARAGE

21'3" x 19'8" (6.50m x 6.00m)

Electric roll up door. Windows to side and rear. PV Solar inverter and battery. Overhead storage. Personal door to side.

OUTSIDE CONT...

From the driveway a timber gate leads into the rear gardens. A paved patio extends across the rear elevation and provides ample space for dining al fresco, relaxing and incorporates outside power for a Hot Tub (which is available by separate negotiation), rear courtyard with a useful outside toilet and timber store. Raised stone beds and steps lead down to the lawned gardens with circular gravelled seating area. GREENHOUSE, raised VEGETABLE GARDEN area, shrub beds and borders, useful TIMBER GARDEN SHED. Compost area. Outside lighting and outside tap.

SERVICES

Mains water, electricity, drainage and gas. Fibre broadband.

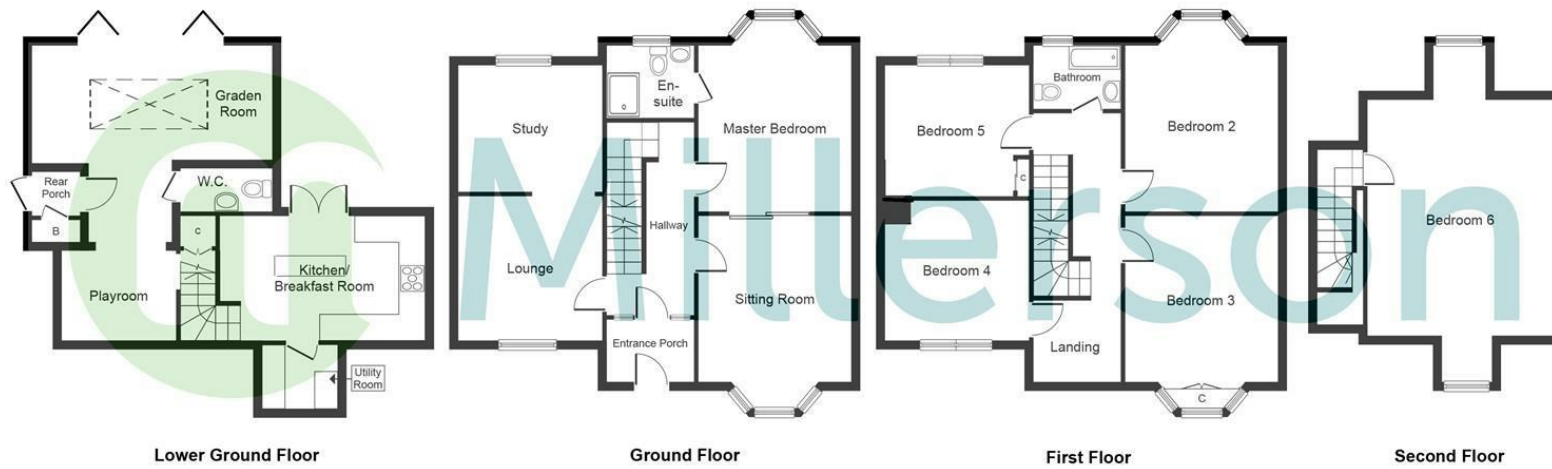
LOCAL AUTHORITY

Cornwall Council. Council Tax Band D.



Directions To Property

SAT NAV: PL15 9EX
 What3words:///ventures.highbrow.legs



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Valuation Request



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

