



Tavistock Road  
Launceston  
PL15 9EZ

Offers In The Region Of  
£575,000

- CHARACTER COACH HOUSE
- LARGE PRIVATE WALLED GARDENS
- DETACHED BARN
- LARGE BARPORT/GARAGE
- PRIVACY
- CLOSE TO TOWN CENTRE
- PLANNING FOR TWO FURTHER DWELLINGS
- FIVE BEDROOMS
- GREAT FAMILY HOME
- HUGE POTENTIAL



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Tenure - Freehold

Council Tax Band - E

Floor Area - 2152.00 sq ft



### Property

An attractive and character and highly individual five bedroom detached family home which offers huge potential and flexibility and would be ideal for multi generational families with a detached barn and planning for two detached bungalows in the walled in grounds. The gardens are well established and there is an open garage/ workshop, detached barn, and also within the grounds there is planning for two detached bungalows. Planning No: PA23/04849.

The property requires some modernization but offers great accommodation that briefly comprises entrance hall, sitting room, kitchen/diner, utility room, snug, store room, shower room and on the first floor are five bedrooms and a family bathroom.

### Location

Launceston is an ancient town and was once the capital of Launceston and has a stunning and imposing castle overlooking the town and surrounding countryside. The town offers an extensive range of local shops and business, schools and is bypassed by the main A30 dual carriageway providing easy access further into Cornwall, or East into Devon, about two miles away towards Exeter.

### Entrance Porch

Leading to:

### Entrance Hall,

Paneled radiator, door to

### Sitting Room

19'6" x 15'3" (5.95m x 4.66m)

A well proportioned room, paneled radiator, two windows to front elevation, glazed door to the front, wall lights, fire place.

### Kitchen/Diner

15'5" x 14'9" (4.70m x 4.52m)

Extensive range of farmhouse style base and wall units, work tops, tiled splash back, three window to front elevation, electric cooker point, single drainer sink unit.

### Inner Hall

Stairs to first floor and door to:

### Utility Room

7'3" x 7'1" (2.23m x 2.17m)

Belfast sink, plumbing for washing machine, slate tiled floor, window to garden, oil fired boiler.

### Snug

11'3" x 9'1" (3.43m x 2.78m)

Half glazed door to garden, paneled radiator, built in traditional 'Cornish Range'

### Shower Room

8'2" x 6'7" (2.51m x 2.02m)

Tiled walls, shower cubicle, low level WC, wash basin, window to rear.

### Store Room

13'10" x 7'5" (4.23m x 2.27m)

Beamed ceilings window to rear.

### First Floor Landing

Window to rear, built in cupboard, airing cupboard.

### Main Bedroom

14'10" x 13'7" (4.53m x 4.15m)

With extensive range of bedroom furniture, dual aspect to front and side.

### Bedroom Two

4.76m x 3.64m

Three windows to side and front, paneled radiator,

### Bedroom Three

11'7" x 10'5" (3.55m x 3.20m)

Window to front elevation, paneled radiator.

### Bathroom

6'3" x 6'2" (1.91m x 1.90m)

Paneled bath, low level WC, wash basin, window to side elevation, paneled radiator.



#### Bedroom Four

12'2" x 10'0" (3.71m x 3.06m)

Window to side, beamed ceilings.

#### Bedroom Five

14'6" x 7'5" (4.44m x 2.27m)

Window to rear, paneled radiator.

#### Outside

The entrance is approached vis double wrought iron gates, leading to the parking area and to Garage/Carport and paths leading down to a lower sheltered lawn area and extra parking and further paths leading to rear walled rear garden which is well established and well stocked. Path leading to the detached barn.

Greenhouse 3.99m x 1.61

#### Carport/ Garage/ Workshop

20'0" x 16'4" (6.10m x 5.00m)

Power, loft storage, concrete floor.

#### Detached Barn

13'5" x 12'2" (4.09m x 3.71m)

A stone barn with tiled floor, door to rear, power and light,

#### Services

Mains Water, Electricity, Drainage, Oil fired central heating.

Council tax band 'E'



## Directions To Property

The postal code for the property is PL15 9EZ. The property can be found along Tavistock Road, taking the turning into Edymead Court, which is on your left hand side as you drive towards the town, follow the road up and to the right and the property can be found tucked away in the far corner. at the end via the entrance gates.



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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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

