

Castle Street
Launceston
PL15 8BA

Offers In The Region Of
£475,000

- IMPRESSIVE FOUR DOUBLE BEDROOM GEORGIAN HOME
- PRIVATE WALLED GARDENS
- TWO GENEROUS RECEPTION ROOMS
- SHORT WALK OF AMENITIES
- SUPERB VIEWS & BALCONY TERRACE
 - Scan QR For Material Information



Tenure - Freehold

Council Tax Band - E

Floor Area - 180.00 sq ft



4



2



2



E44

DESCRIPTION

This impressive attached residence has been tastefully improved by the current vendors to include the installation of uPVC double glazed windows, majority being sash, fitted shower room together with a luxury Kitchen, combining the traditional feel with a contemporary modern twist. The property, believed to have suffered a fire in 1912, was rebuilt and is not listed, boasting many more features such as Karndean flooring, timber doors, picture rails and enjoying lovely views of the castle from the front and extensive views of the town and countryside from the rear. The accommodation, with mains gas central heating briefly comprises; Entrance Hall with feature stained glass front door, drawing room with attractive fireplace, lounge with cast iron fireplace and magnificent views from the large bay window to the rear over the gardens and countryside beyond, kitchen/dining room with a fitted Howdens Kitchen finished to an exceptionally high quality with granite worktops, integrated appliances including double oven and inset microwave and dishwasher. A door leads through to a useful utility room, cloakroom and boiler room. On the first floor a large landing gives access to three double bedrooms, one with a range of built-in wardrobes, large bathroom and further separate fitted shower room. From the landing stairs lead to the second floor 4th bedroom with built in range of wardrobes. Outside, the gardens are a delight, with private walled lawns, patio area and a large balcony terrace enjoying fabulous views across open countryside and the town including St Stephens Church in the distance. A stone arch leads down to a further garden area incorporating fruit trees. Looking back at the house from the gardens a direct view of the Castle itself can be enjoyed.

LOCATION

Located in sought after Castle Street, which is a one way street, at the heart of Old Launceston, convenient to the social, commercial and shopping facilities of the town centre with easy access via the Castle Green or Castle Street. Nestling under the Norman Castle, the pretty medieval streets of Launceston have a rich collection of listed town buildings. Ideal for those wishing to be within walking distance of all amenities, the town square is a short walk. The town shopping facilities include 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 towns 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.

THE ACCOMMODATION COMPRISES

(all measurements are approximate):-

ENTRANCE HALL

Half glazed front door with hand painted stained glass inserts. Karndean flooring extending into kitchen. Staircase rising to first floor. Radiator. Understairs storage providing ample room for coats, boots and shoes. Doors to all rooms.

DRAWING ROOM

17'7" x 12'8" (5.36 x 3.86)

A stunning room with three sash windows to front overlooking the courtyard and up to the castle. Attractive fireplace with marble stone surround and hearth. Recessed shelving with storage cupboards below to either side of fireplace. Two radiators. Ceiling rose with chandelier.

KITCHEN/DINER

14'11" x 11'11" (4.55 x 3.63)

Sash window to rear overlooking the delightful gardens and superb views. Fitted kitchen with range of traditional wall units with recessed shelves, wine racks and glazed units, base units under granite worktops with undermounted Belfast sink, tiled splashback to walls, deep pan and cutlery drawers, hob with extractor over and splashback, integrated dishwasher. Further range of wall units incorporating inset microwave and double oven. Half glazed door to;

UTILITY ROOM

9'6" x 8'2" (2.9 x 2.49)

Worksurface, space and plumbing for automatic washing machine, space for tumble dryer. Space for American style Fridge/Freezer. Tiled splashbacks. Display shelf. Sash window to side. Radiator. Door to outside and doors to;

CLOAKROOM

Low level WC and vanity wash basin. Window to rear. Radiator.

BOILER ROOM

Housing 'Baxi' gas fired wall mounted boiler. (installed in 2018) Small window to side. Electric fuse board. Useful shelf.

LOUNGE

22'9" x 12'10" (6.93 x 3.91)

A magnificent room with large sash windows and half glazed door to rear enjoying superb views over the gardens and countryside beyond. Impressive cast iron fireplace with tiled hearth and timber surround, (currently housing electric log effect fire but could be re-instated as an open fire if required). Gas point for fire. Two radiators with feature radiator covers. Telephone and TV point. Ceiling rose with chandelier.

FIRST FLOOR LANDING

Sash window to rear. Doors to all rooms. Radiator. Chandelier ceiling light. Traditional period staircase to second floor. Built in shelved storage cupboard. Further understairs storage cupboard.

BEDROOM 1

12'10" x 12'9" (3.91 x 3.89)

Two sash windows to front. Range of built in wardrobes to one wall. Radiator. Recessed display shelves. Telephone point. Chandelier light fitting.

BEDROOM 2

12'9" x 10'1" (3.89 x 3.07)

Two sash windows to rear. This room has magnificent views over the rear gardens, town and countryside beyond including St Stephens church. Radiator. Chandelier light fitting.

BEDROOM 3

12'6" into recess x 11'4" (3.81 into recess x 3.45)

Two sash windows to front. Chandelier light fitting. Radiator.

BATHROOM

9'1" x 7'8" (2.77 x 2.34)

Opaque sash window to side. Low level WC with concealed cistern, bath to centre with antique style mixer tap and shower attachment. Vanity bowl basin with waterfall spray tap and cupboard below. Deep window sill. Attractive timber panelling to walls. Radiator.

SHOWER ROOM

11'4" x 6'5" (3.45 x 1.96)

'L' shaped room with sash window to rear enjoying the views. Low level WC and pedestal wash hand basin. Tiled walls. Shower cubicle with mains fed shower. Extractor fan. Radiator. Double built in airing cupboard with hot water cylinder and slatted shelving.

SECOND FLOOR

BEDROOM 4

12'7" x 9'11" maximum measurement narrowing to (3.84 x 3.02 maximum measurement narrowing to)

10'0 x 9'10 (3.05m x 3.03m). This unusual shaped room could be used as a study or teenage living/bedroom. Some restricted head height. Undereaves storage cupboard. Sash window to rear enjoying views. Radiator. Newly fitted built in wardrobes to one wall.



OUTSIDE

To the front of the property is an attractive paved courtyard area which is nice for sitting outside and admiring the view of Launceston castle. A side pedestrian gate gives access to a courtyard area useful for refuse and storage.

To the rear of the property attractive circular steps lead down to a brick paved patio and walled gardens. The stone walls are listed. Lawned areas with flower beds and borders, mature shrubs and trees, leading to a concrete terrace with attractive railings enjoying magnificent views over rolling countryside and the town. An ideal spot for Alfresco dining. Two useful OUTSIDE STORE ROOMS, one measuring 1.5m x 2.6metres with power and light connected, small sink connected, window and 2 timber entrance doors. The other measures 1.0m x 2.6metres with power and light, shelving and timber entrance door.

Steps and original stone archway lead down to a further garden area with stone STORAGE BUILDING and lawned area. There is an original gate which leads to St Thomas Road. From the main garden looking back at the house there is an attractive aspect including a direct view of Launceston castle behind. Outside lighting. Outside tap.

AGENTS NOTE

We are informed that the current vendor has an agreement with a neighbour for private parking at a cost of £200.00 per annum, this can potentially be continued with a new owner of the property. We are also informed that the stone walling in the garden is Listed.

MATERIAL INFORMATION:

Verified Material Information

Council tax band: E

Council tax annual charge: £2863.1 a year (£238.59 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

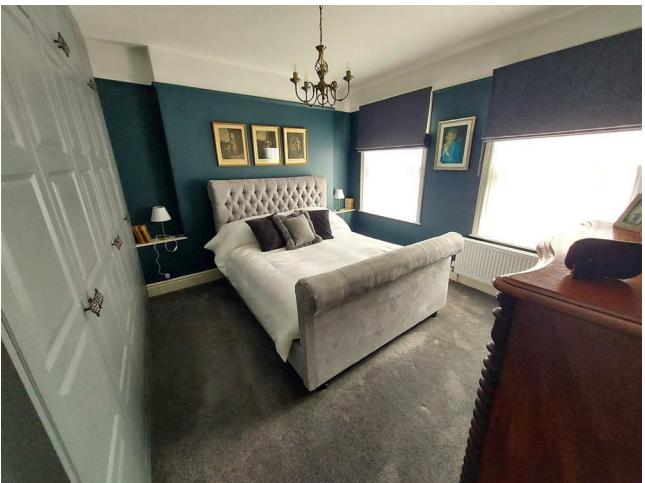
Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)





Castle Street, Launceston, PL15 8BA

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Within old Castle grounds

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: E

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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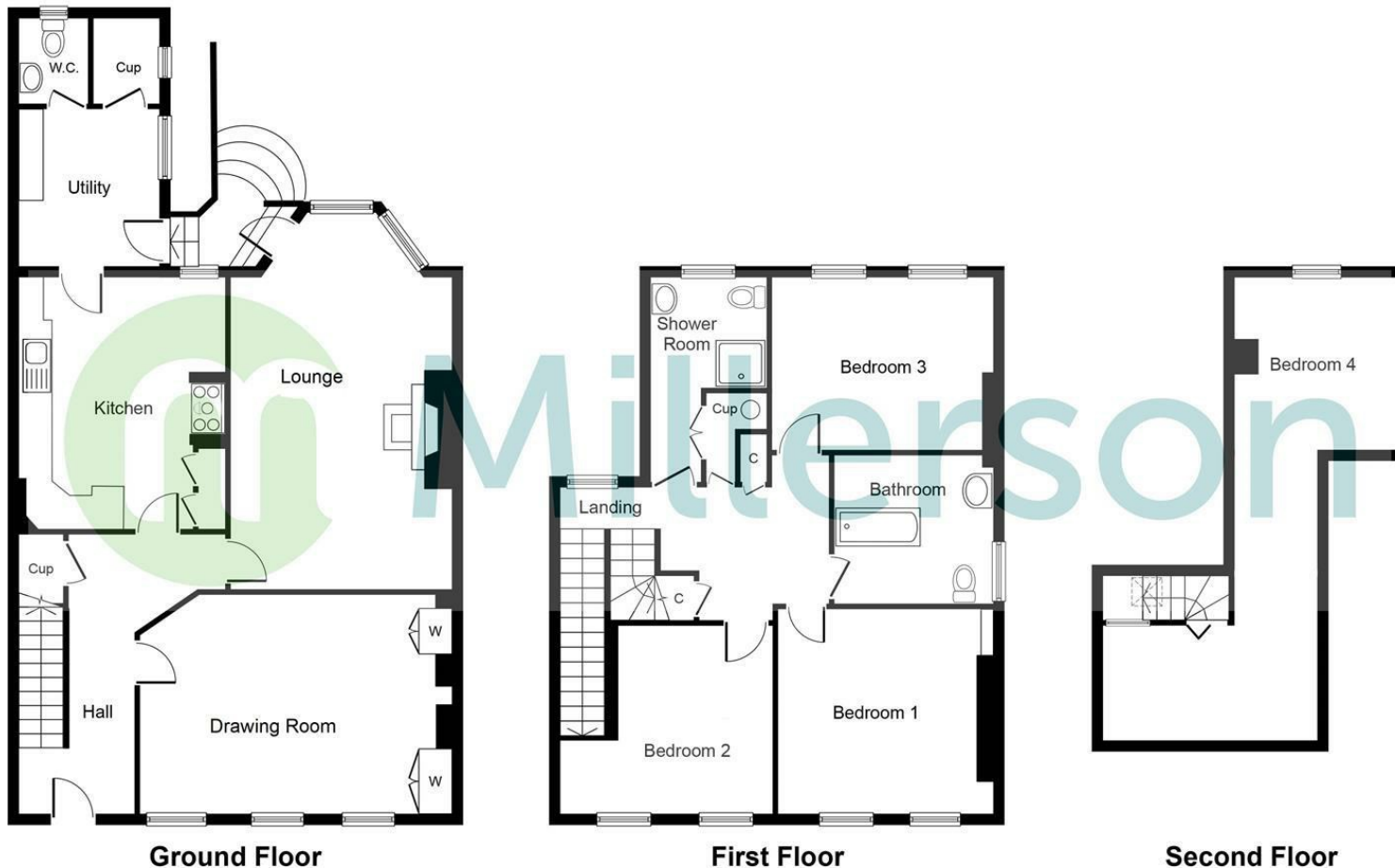
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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