



Pennance Terrace  
Launceston  
PL15 9AW

Asking Price £215,000

- Panoramic Views
- Three Bedrooms
- Two Reception Rooms
- Good Size Gardens
- Short Walk To Town Centre
- Scan QR For Material Information





Tenure - Freehold

Council Tax Band - B

Floor Area - 1130.21 sq ft



Built in the mid-1930s and cherished by the current owner for nearly 40 years, this delightful home has been lovingly maintained and is immaculately presented. Featuring uPVC double glazing and gas-fired central heating in most rooms, it offers comfortable and well-cared-for accommodation.

A pathway leads through beautifully landscaped gardens to the entrance, with a terrace perfectly positioned to take in the stunning panoramic views. Overlooking the gardens, the home enjoys far-reaching vistas across rooftops, directly framing Launceston Castle, St Stephens Church, St Mary Magdalene Church, rolling countryside, and Dartmoor in the distance. A viewing is highly recommended to fully appreciate the breathtaking outlook.

The light-filled accommodation comprises an entrance hall, sitting room, dining room, kitchen, and rear utility/porch on the ground floor. Upstairs, there are three bedrooms, a bathroom, and a separate WC.

Outside, the gardens are a standout feature, with a paved terrace ideal for al fresco dining or simply soaking in the views. A side courtyard leads to an extensive rear courtyard garden, which includes useful storage sheds, a log store, and an outdoor WC. A rear gate provides access to a pathway connecting back to the road.

#### Canopy Porch:

uPVC double glazed front door into;

#### Entrance Hall:

Window to front. Stairs rising to first floor. Deep understairs cupboard. Radiator. Telephone point. Door to;

#### Sitting Room:

14'6" max x 13'7" max into bay window. (4.42m max x 4.14m max into bay window.)

Stunning views to front overlooking the gardens, Launceston Castle and St Stephens Church, countryside and Dartmoor beyond. Attractive open stone fireplace. Tv point and display shelf. Radiator.

#### Dining Room:

12'9" x 11'0" max into recess. (3.89m x 3.36m max into recess.)

Window to rear overlooking courtyard garden. Radiator. Worcester gas fired wall mounted boiler. Gas fire.

#### Kitchen:

9'10" x 9'7" (3.00m x 2.93m)

Window and door into utility/rear porch. Fitted with range of wall and base units under roll edge work surfaces with matching splashback, incorporating 1.5 bowl sink unit, electric double oven with ceramic hob and extractor over. Space for tall fridge/freezer. Wall mounted cupboard housing electric consumer board.

#### Rear Utility/Porch:

12'3" x 5'6" (3.75m x 1.68m)

Half glazed windows and part glazed door to outside. Space and plumbing for washing machine and tumble drier.

From the Hallway, stairs rise to

#### First Floor Landing:

Access to insulated roof space. Timber doors off

#### Principal Bedroom:

14'0" into bay x 11'8" max. (4.28m into bay x 3.56m max.)

Stunning views across the gardens, rooftops towards the Castle, Churches, panoramic view across the countryside beyond. Radiator. Picture rail.

#### Bedroom Two:

12'6" x 10'10" max. (3.83m x 3.32m max.)

Window to rear, overlooking rear garden. Night storage heater.

#### Bedroom Three:

11'8" x 9'3" max. (3.58m x 2.82m max.)

'L' shaped room. Window to front with similar stunning views as per Bedroom 1. Night storage heater.

#### Bathroom:

8'9" x 6'7" max. (2.68m x 2.02m max.)

Opaque window to rear. Modern panelled bath with mains fed shower over and shower screen. Pedestal wash hand basin. Tiled splashback to water sensitive areas. Radiator. Built in airing cupboard with hot water cylinder and shelving above.

#### Separate WC:

Opaque window to rear. Low level WC.

#### Outside:

The front gate opens into a beautifully landscaped garden, creating a charming first impression. A spacious terrace provides the perfect spot to relax and take in the breathtaking views of the surrounding countryside. The garden is a delightful blend of well-tended rockeries, mature shrubs, and a vibrant array of flowering plants that bring colour and life throughout the seasons. A stunning pink magnolia tree stands proudly, adding elegance in the spring, while fragrant roses weave through the space, offering a timeless charm.

To the rear, the courtyard is designed for both practicality and enjoyment. With ample space for outdoor dining, it's an ideal setting for entertaining guests, enjoying family meals in the fresh air, or simply unwinding in a private and peaceful retreat.

Doors to Outside WC, Storage shed 1.80 x 1.72. With light connected. Log store. Further store/potting shed

Side courtyard and rear gate giving access to the road.

#### Material Information:

Verified Material Information

Council tax band: B

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, Night storage, and Open fire

Broadband: FTTP (Fibre to the Premises)

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

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

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: D

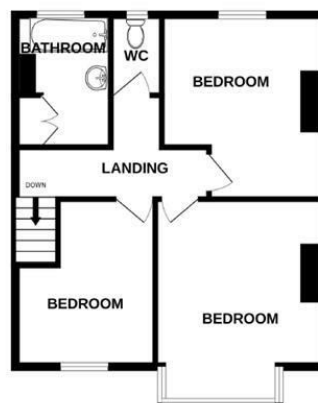
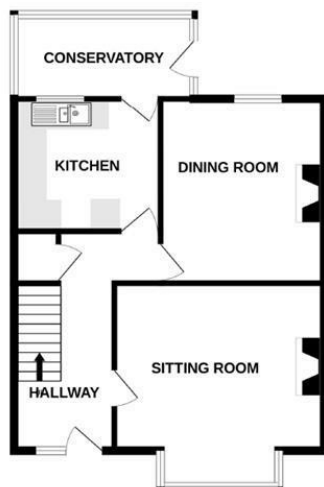
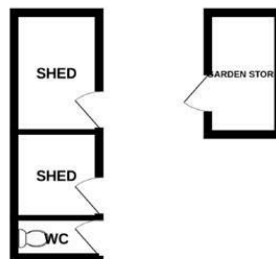
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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



GROUND FLOOR  
740 sq.ft. (68.7 sq.m.) approx.

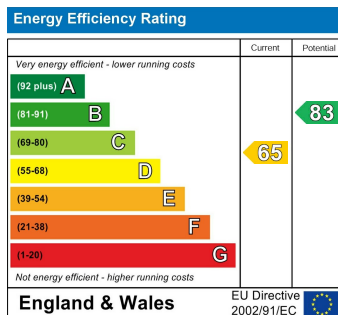
1ST FLOOR  
525 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Directions To Property

From the Square proceed out of the town under Southgate Arch. Turn right into Madford Lane. At the end of Madford Lane turn left up Windmill Hill. Proceed up the hill for a short distance and the steps leading up to Pennance Terrace will be found on your right hand side. Proceed up the steps and along the path to the entrance gate to the property.

## Contact Us

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## Valuation Request

