



Kel-Chy



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Dunheved Road, Launceston, Cornwall PL15 9JQ

Town Centre 0.5 miles - North Cornish Coast 19 miles – Exeter 42 miles

A substantial residence with 7 double bedrooms in total, in a private location yet walking distance of town, perfect for multi-generational living or an income stream

- Perfect for Multi-Generational Living
- No Onward Chain
- Versatile Layout
- Tenure: Freehold
- Self Contained Annexe with Income Potential
- Double Garage
- Sought After Town Location
- Council Tax Bands: F & A

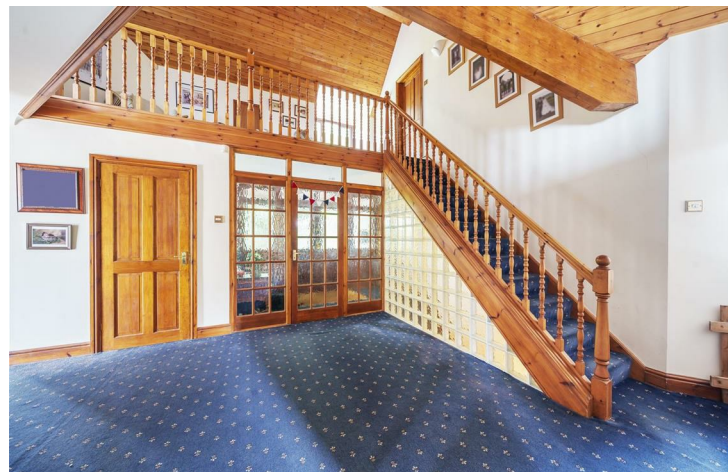
Offers In Excess Of £550,000

SITUATION

The property is situated at the end of a privately owned driveway, off a sought-after road within the town. Dunheved Road offers a level walk into the town centre, where Launceston itself has numerous shops, boutiques, sporting and social clubs, fully equipped leisure centre and two 18-hole golf courses. There are doctors', dentists' and veterinary surgeries, 24-hour supermarket, M&S Food Hall and education facilities available up to A-level standard. There is access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 network, main line railway station serving London Paddington and an international airport.

DESCRIPTION

An extremely versatile and spacious detached town house which was constructed in 2002 comprising a 5 bedroom house and lower ground floor 2 bedroom self-contained annexe. The property overall offers huge potential for an extended family/multi-generational living or for those looking to source an income. Enjoying views over parts of the town, gardens, ample off road parking and a double garage, the property is being offered for sale with no onward chain.



ACCOMMODATION

The accommodation throughout the main house offers spacious and well proportioned rooms, with an impressive and vaulted main entrance hall off the front porch. The kitchen/diner has a range of wooden base and wall mounted units, with polished stone work surfaces. There is ample space and plumbing for white goods, a tiled floor and an electric Aga included in the sale. The adjoining utility has further space and plumbing for white goods, with a door to the rear garden. The snug/family room offers potential to create a larger kitchen/diner if required, enjoying doors out to the balcony overlooking the garden. Similarly, the main lounge has access to the balcony and large south westerly facing windows. There is an additional bedroom on the ground floor with separate shower room. A separate staircase leads down to an additional room currently used as a home gym.

The first floor has a large and spacious galleried landing and offers 4 spacious double bedrooms in total, all with built-in storage of some sort. Bedrooms 1 and 2 both have the benefit of en-suite shower rooms, with a built-in sauna also in the ensuite of bedroom 1. The 2 other bedrooms are serviced by the family bathroom, which comprises a fully fitted suite with jacuzzi bath, separate shower cubicle, WC and wash hand basin.

ANNEXE

The annexe has it's own separate entrance from the garden, via French doors at the front which lead into a large sitting room. The annexe comprises a fitted kitchen with adjoining dining room, 2 bedrooms (1 with en-suite bathroom) and an additional shower room. Please note, we have been informed that annexe is currently let where the tenant in situ may like to remain. For further information, please contact the Stags Launceston Office.

OUTSIDE

A private driveway leads down to the property to a block paved parking area with ample off road parking. There is a double garage with 2 up and over doors, a concrete floor, power and light connected and houses the 2 separate gas boilers. The gardens to the property are mainly laid to lawn, with mature hedge boundaries and a variety of shrubs and trees. There is a greenhouse to the rear and raised vegetable patch, with a paved patio area, perfect for outdoor seating and further well stocked flower beds around.

SERVICES

Mains water, electricity and drainage. Mains gas central heating in both properties (separate boilers). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Pennygillam roundabout, take the exit towards the town centre. At the first traffic lights, turn right into Woburn Road. Follow Woburn Road until you see Launceston College and continue around the left-hand bend onto Dunheved Road and continue for roughly ¼ of a mile and the drive will be on the left-hand side with a Stags For Sale board erected.

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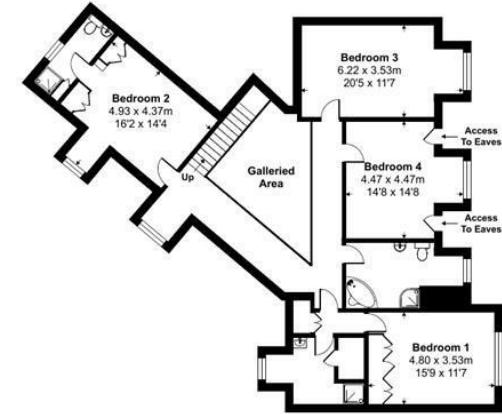
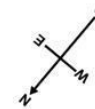
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These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 4409 sq ft / 409.6 sq m
 Outbuilding = 402 sq ft / 37.3 sq m
 Total = 4811 sq ft / 446.9 sq m
 For identification only - Not to scale



Second Floor



Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecom 2023. Produced for Stags. REF: 1026944



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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