



13 Dutson Road





# 13 Dutson Road

Launceston, Cornwall PL15 8DY

Launceston Town 1 mile - Exeter 42 miles - North Coast  
(Crackington Haven) 16 miles

A beautifully presented and well proportioned detached house, with off road parking and far reaching views of Launceston Town, the Castle and countryside

- Well Proportioned Accommodation
- 4 Double Bedrooms (3 Bathrooms)
- Beautifully Presented
- Off Road Parking for 3 Cars
- Character Features
- Rural Views Across the Town
- Open Plan Kitchen/Diner
- Principle Bedroom with En Suite
- Tenure: Freehold
- Council Tax Band: D

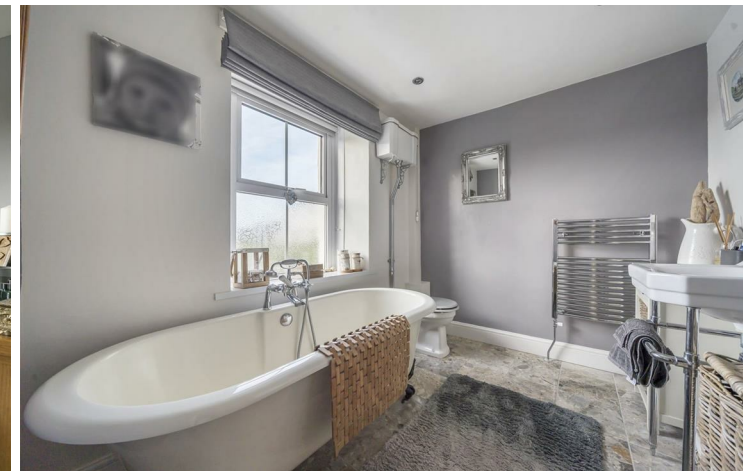
Guide Price £375,000

## SITUATION

The property is situated at the end of a no through lane, in an elevated position on the fringes of Launceston. The nearest shop and White Horse Public House are approximately 0.2 miles away, with St Joseph's School and St Stephens County Primary School both within a mile. The popular and well visited Homeleigh Garden Centre is half a mile away in the opposite direction, and within the town there are a number of amenities including doctors', dentists' and veterinary surgeries, a 24-hour supermarket, M&S Food Hall, a fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. There is easy access on the edge of the town to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. To the north is the coastal resort of Bude with its sandy beaches and cliff walks.

## DESCRIPTION

The property dates back to the late 1800's and has been carefully and sympathetically improved both inside and out by the current owners. Whilst boasting many character features, it combines modern day conveniences to offer a much loved and cherished home of quality and comfort. Enjoying a large plot, private garden and an elevated position with spectacular views, this is a great chance to purchase a beautiful, period family home.





## ACCOMMODATION

The front entrance has a wooden and slate porch, with slate steps and a composite front door into the entrance hall. The property throughout boasts a number of character features including some original wooden flooring, original wooden doors and exposed wooden beams, along with all bedrooms and both reception rooms having views over the town and towards Launceston Castle. The sitting room has an exposed, original Cornish stone fireplace housing a duel fuel burner, a wooden mantle over and an additional shower room with a classic yet stylish fitted suite on the ground floor. The open plan kitchen/dining room has a duel fuel burner with stone surround, rustic wooden shelving, a range of base and wall mounted units, a Rangemaster cooker (available by separate negotiation) and free standing space/plumbing for electrical goods. There is an under stair pantry and to the rear of the house, 2 storage sheds, one with plumbing for the washing machine.

All 4 double bedrooms enjoy far reaching views over the town and the principle bedroom has a very generously sized and beautifully presented ensuite, comprising a freestanding clawfoot bath, high level WC and wall mounted sink. The family bathroom is of generous proportions and has a panel enclosed bath with shower over, WC, sink and double airing cupboard. On the 2nd floor, the 2 double bedrooms both have exposed wooden beams and the benefit of eave storage.

## OUTSIDE

To the side of the property is a gravelled driveway with parking for up to 3 cars. A gate and steps lead down to the front elevation and garden, which all faces south towards Launceston Town, Castle and the countryside. There is a beautiful flagstone patio directly in front of the house, with a lower garden mainly laid to lawn. The current owners have spent considerable time on creating an enjoyable and low maintenance outside space including new curved seating areas, two large rockeries with stone walling and a variety of shrubs and trees. There is a fixed wooden shed within the garden and additional sheds for extra storage, a summerhouse decked terrace and a path towards the lower end of the garden. There is a natural hedge boundary at the bottom, with a private pathway for closer walking to local amenities.

## SERVICES

Mains water, electricity and drainage. Mains gas fired central heating (boiler installed in December 2020) with 2 duel fuel burners. Please note the agents have not inspected or tested these services.

## VIEWINGS

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

## DIRECTIONS

From Stags office in Launceston, head down St Thomas Road, passing the castle on the right-hand side. Go through Newport, passing the Greenaways BP garage on the right hand side and at the mini roundabout, take the 3rd exit passing the White Horse Public House. At the 2nd roundabout, take the 2nd exit and continue up the hill for approx. 330m and the private pathway to the property will be on the left hand side. Vehicular access is a further 140m on the left hand side, continue down this lane the property and parking will be on the left.

## what3words.com

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999

