



4, Duke Terrace



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Launceston, Cornwall PL15 8HJ

Town Centre 1 mile - Bude 17.8 miles - Exeter 44.3 miles

A recently improved and beautifully presented Grade II listed property with ample off road parking and an enclosed rear garden with outbuildings.

- Detached Property
- Character Features
- Ample Off Road Parking
- Tenure: Freehold
- Grade II Listed
- Multiple Stone Outbuildings
- 4 Bedrooms
- Council Tax Band: D

Guide Price £525,000

SITUATION

The property lies within a conservation area and enjoys a convenient location towards the top of St Stephens Hill which looks over and is within walking distance of the former market town of Launceston. There are doctors, dentists and veterinary surgeries, 24-hour supermarkets, a fully equipped leisure centre, two testing 18-hole golf courses, St Josephs private School and numerous sporting and social clubs. Launceston has convenient access 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, cliff walks and access to the A39 Atlantic Highway.

DESCRIPTION

A charming Grade II Listed property that combines character features with modern conveniences both inside and out that is understood to date back to the 19th century. Recently modernised by the current owners the property consists of well proportioned accommodation and is being offered for sale with no onward chain.



ACCOMMODATION

The main entrance to the property leads directly from the front and into a spacious dining room with flag stone flooring and prominent fireplace housing a wood burning stove. The dining room and flagstones leads onto the kitchen that has a range of base and wall mounted units, shelving, integrated dishwasher, fridge and electric oven. Leading off the kitchen is a utility with space for a fridge/freezer, base mounted units, inset sink and a door to a W/C. The main sitting room has a fireplace housing a further wood burning stove and a useful store cupboard. The stairs lead directly from the living room onto the first floor.

The first floor consists of 4 bedrooms the first being to the left with a fireplace feature and window overlooking the front of the property with installed secondary glazing. A further 2 bedrooms follow, one a double and the other being a single again with fireplace feature. The hall leads onto bedroom 1 with a fully fitted ensuite with shower cubicle, hand wash basin and WC. The first floor ends with a family bathroom that offers a separate shower cubicle, freestanding bath, WC and a hand wash basin.

OUTSIDE

A gravelled driveway to the left of the property offers ample parking for 2 cars, with a gate behind that leads onto a large patio area perfect for secluded seating with direct access into the kitchen. By the patio is one of the outbuildings that has been converted into a home office with a WC and hand wash basin. Steps follow onto an area of lawn with well stocked flower beds, a variety of shrubs and mature trees and a further smaller outbuilding, perfect for storage. Towards the end of the garden is a hot tub area perfect for offering a soothing escape from the stresses of day-to-day life, which is located next to a further outbuilding that has power and water connected offering potential for a further home office, gym or additional living space subject to the necessary consents.

SERVICES

Mains water, electricity and drainage. Mains gas central heating. Single glazed windows with secondary glazing to the front of the property. Broadband availability: Ultrafast, Superfast and Standard ADSL, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Stags office in Launceston, head along the A388 St Thomas Road descending down the hill, 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 proceed straight ahead onto St Stephens Hill. Continue up the hill passing St Stephens Church on the right hand side, where the property can be found on the left.

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///cobras.golden.cheerful



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1358 sq ft / 126.1 sq m
 Outbuildings = 319 sq ft / 29.6 sq m
 Total = 1677 sq ft / 155.7 sq m
 For identification only - Not to scale

Outbuilding 1

Outbuilding 2

Outbuilding 3

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1161999



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 51 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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