



Clifton Villa



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Launceston, Cornwall, PL15 8BN

Launceston - 0.4 miles (walking) - North Cornish Coast 17 miles - Exeter 42 miles

An impressive Victorian town house with parking, private gardens and a self-contained 2 bedroom annexe

- Beautifully Presented
- Principal En-Suite Bedroom
- Open Plan Kitchen/Diner
- Private Rear Lawn
- Tenure: Freehold
- Period Features
- Off Road Parking
- Convenient Town Location
- Self Contained Annexe
- Council Tax Band: C

Guide Price £495,000

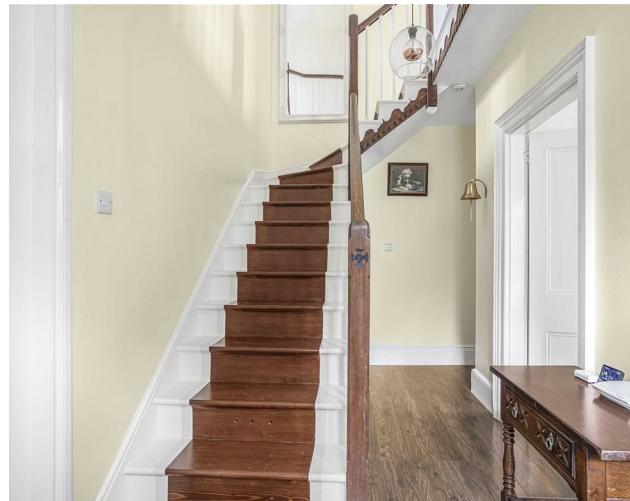
Located on the edge of Launceston Town Centre, this impressive period residence enjoys a convenient yet private setting with enclosed gardens and views over the town. Just a short walk from a full range of amenities and with easy access to the A30, it offers excellent connectivity to Truro, Exeter, and beyond.

A most impressive semi-detached period residence believed to date from the mid-1800s, having been significantly improved by the current owner offering a versatile layout, including a self-contained lower ground floor annexe, ideal for multi-generational living or rental income.

The main house is mostly arranged over two floors, with an additional upper-level en-suite bedroom that can serve as an office or studio. The first floor features a dual-aspect lounge and an open-plan kitchen/diner with wooden units, integrated appliances, and a decorative ceiling. There are four further double bedrooms and a spacious family bathroom, while the attic bedroom includes exposed beams and a stylish en-suite. The lower ground floor annexe includes two bedrooms (one en-suite), a sitting room, bathroom, and compact kitchen.

The property includes allocated parking for two cars, with a pathway to the main entrance and steps down to a private, enclosed garden. The mostly level lawn features a level decking area and a 3x4m metal shed. A wooden fence with a gate marks the upper garden boundary, beyond lies a lower garden currently used as a natural area and mature trees providing added privacy, with scope for further use.


Services: Mains water, electric and drainage. Mains gas central heating and double glazed throughout. Fibre to the property (FTTP). Mobile coverage: Voice and Data available (Ofcom). 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: [what3words.com: ///obstinate.signs.home](https://what3words.com/:///obstinate.signs.home)





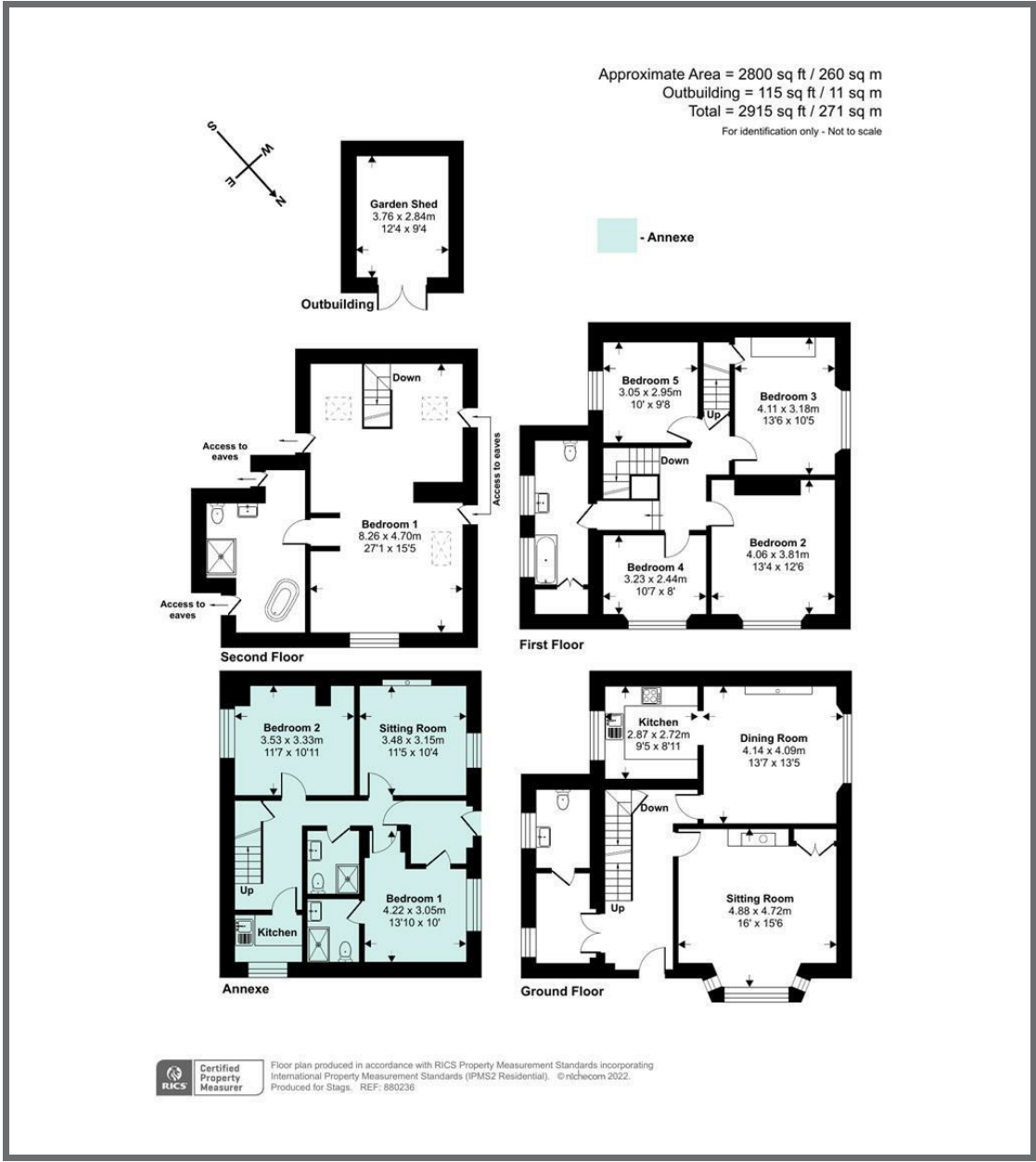
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



| Energy Efficiency Rating | | Current | Potential |
|---|--|---|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 67 | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | Not energy efficient - higher running costs | |
| (1-20) G | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

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