



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 £475,000

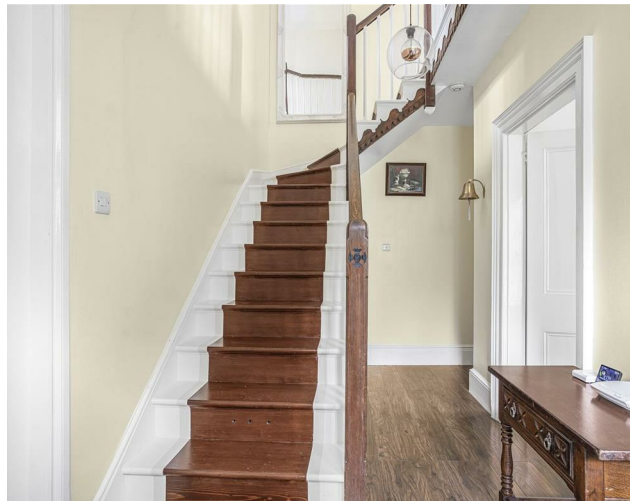
Located on the edge of Launceston Town Centre, this impressive period residence enjoys a convenient yet private setting with enclosed gardens and views over the town. Just a short walk from a full range of amenities and with easy access to the A30, it offers excellent connectivity to Truro, Exeter, and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

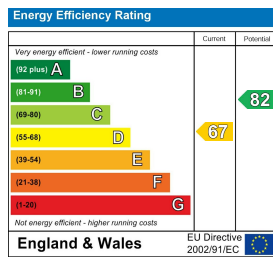
The property includes allocated parking for two cars, with a pathway to the main entrance and steps down to a private, enclosed garden. The mostly level lawn features a level decking area and a 3x4m metal shed. A wooden fence with a gate marks the upper garden boundary, beyond lies a lower garden currently 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](https://www.what3words.com): ///obstinate.signs.home





A wooden garden gazebo with a peaked roof, containing a white metal table and chairs. It is surrounded by lush greenery, including a large bush and flowering plants in the foreground, and a house is visible in the background.



 **Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022.
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