



Copper Beeches











# Copper Beeches

1b St. Johns Road, Launceston, Cornwall, PL15 7DA

Town Centre 0.6 miles - Plymouth 25 miles - Exeter 42 miles

A beautifully appointed detached residence offering stylish modern living, set in a sought-after location in Launceston.

- Individually Designed Residence
- 4 Bathrooms (3 Ensuites)
- Gated Access with Private Driveway
- Decked Terrace & Patio
- Tenure: Freehold
- 4 Double Bedrooms
- High Quality Finishes Throughout
- Enclosed Rear and Side Gardens
- Private Location
- Council Tax Band: E

Guide Price £525,000

## Stags Launceston

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

01566 774999 | [launceston@stags.co.uk](mailto:launceston@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



## SITUATION

The property is nestled at the end of a sweeping, private driveway occupying an enviable position which enjoys an excellent degree of privacy. Less than one mile from Launceston's town centre, the property is within easy reach of the town's comprehensive range of shopping, leisure and educational facilities along with brilliant access to the A30 linking the Cathedral cities of Truro and Exeter, making it a fantastic property for families and couples alike.

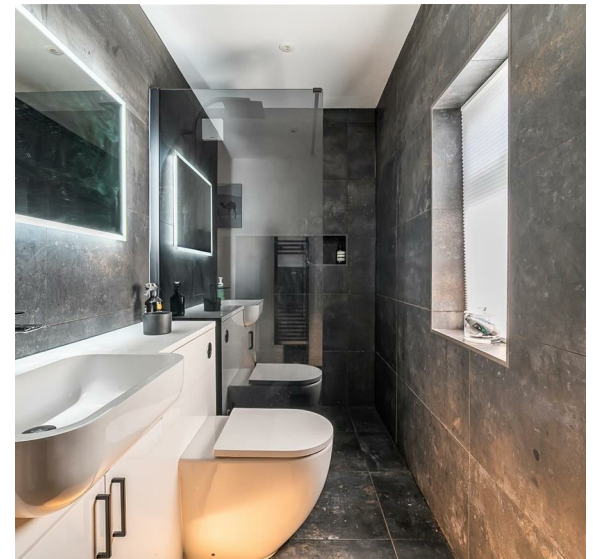
## DESCRIPTION

An impressive four bedroom detached home with three ensuite bedrooms, a contemporary open-plan living space, and private landscaped gardens within easy reach of Launceston's town centre. Spacious and well presented throughout, the property is understood to have been constructed in 2010 of traditional construction with a tiled roof, an attractive brick façade, double glazed windows and ground floor underfloor heating.

## ACCOMMODATION

The property is presented in excellent decorative order throughout, and having been thoughtfully designed, enjoys a fantastic and welcoming open plan contemporary living environment, ideal for both family life and entertaining. At its heart lies a stunning open-plan kitchen and dining area with ceramic flooring, beautifully finished with sleek, high gloss modern cabinetry with black granite work surfaces, a large central island, integrated appliances and feature lighting including downlighting and under cabinet lighting. There is ample space for a table and chairs, with doors that lead out to the rear garden, creating seamless indoor-outdoor living. There is a separate sitting room with a bay window and doors to the rear garden, a perfect retreat from the kitchen/diner in the evenings. The ground floor accommodation is very versatile, complete with a generous guest bedroom suite offering a double bedroom, living area / dressing room and an ensuite wet room. There is a useful utility room with space and plumbing to house various white goods, base and eye level units and a wash down area.

The first floor features a large landing and three spacious double bedrooms, all of which benefit from eaves storage and built in wardrobes. Two of the bedrooms also benefit from ensuite shower rooms, ideal for guests or family living. There is an additional family bathroom with a modern white suite comprising a walk in shower, bath, wash hand basin with a vanity unit and heated mirror above, and a WC. The internal accommodation is complete with a cloakroom, understairs storage and WC on the ground floor.







## OUTSIDE

To the front, the long sweeping driveway has additional lawn to both sides, lined with mature Copper Beech trees with sensor up-lighting in the trees and fence line, creating a beautiful approach in the evenings. There is an electric gated access to the driveway which has ample parking and turning space, along with a EVL charger on the side of the property. To the rear, a level lawned garden is complemented by a decked seating area and separate patio area, perfect for summer dining, relaxing, or entertaining. The gardens are fully enclosed and designed for low-maintenance enjoyment with a garden shed tucked away at the rear, the gardens and driveway others scope for further landscaping and development to create additional storage and hardstanding subject to the necessary consents.

## SERVICES

Mains electricity, water and drainage. Mains gas central heating with underfloor heating on the ground floor. Broadband availability: Ultrafast, Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Mains gas central heating. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWINGS

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

## DIRECTIONS

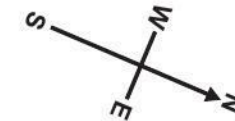
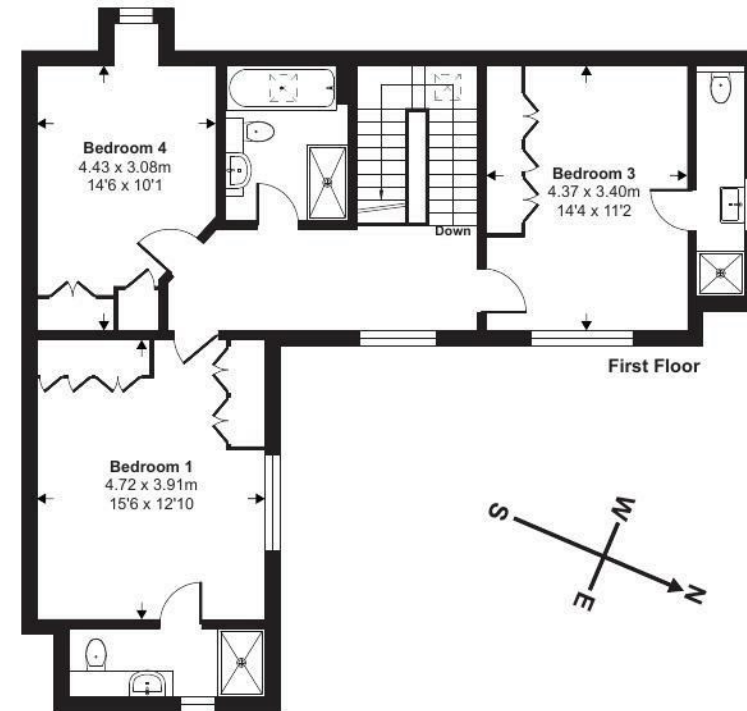
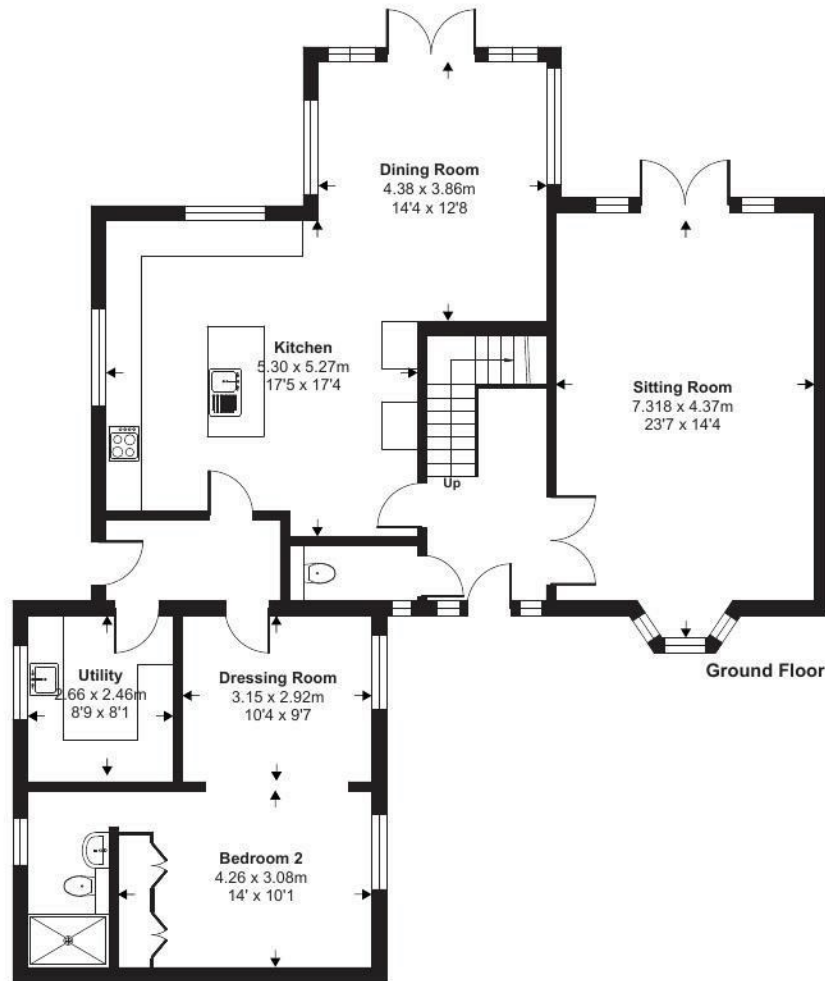
From the town centre, head along Western Road towards Pennygillam Roundabout. At the cross roads/traffic lights, turn right into St Johns and after a short distance, turn immediately left. Bear left and follow the sweeping driveway into the property's gated entrance.

what3words.com: ///dairies.elsewhere.splits



Approximate Area = 2160 sq ft / 200.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1341385



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	80	83
EU Directive 2002/91/EC		







