





Enjoying a fantastic view towards Launceston, the iconic Norman castle and the Kensey Valley is this detached house with 4 bedrooms (3 en-suite). Offering reverse level accommodation the kitchen is open plan to the dining area and offers a superb social space. Outside, the property has a private South facing enclosed garden, integral garage and plenty of off road parking.

You enter the property into a porch which opens into a hallway with stairs to the lower ground floor. The kitchen/dining room is open plan and has windows enjoying a great view towards the castle. The kitchen area has a range of modern eye and base level units plus various integrated appliances. A door takes you into the integral garage. Beyond the kitchen is a dining area perfect for family occasions. The separate sitting room again enjoys a wonderful view. Doors open out to a raised balcony overlooking the rear garden. To the front of the property are 2 bedrooms, one of which has an en-suite bathroom.

The lower ground floor offers 2 further double bedrooms each with a respective en suite shower room. The master bedroom is particularly good size and is dual aspect with French doors opening out onto the garden. There is ample space for bedroom furniture. The other double bedroom is a nice guest room and again has access out to the garden. Off the hallway is a door through to a large storage room which is currently used as a utility & pantry. There is also a storage cupboard off of the hallway. The lower ground floor could be reconfigured (STP) for multi generational living.

In front of the property is an attractive brick paved driveway for 3/4 vehicles. Adjoining the driveway is a garage with an electric roller door. To the rear of the property is a private South facing enclosed rear garden which has been landscaped with low maintenance gardening in mind. There is a large patio, flower borders and areas of gravel. There are paths down either side of the property.



- Large Detached House
- 4 Bedrooms (3 en-suite)
- Reverse Level Accommodation

- Stunings View Towards Launceston
- Separate Sitting Room with Balcony
- Open Plan Kitchen/Dining Room

- 2 Bedrooms on the Lower Ground Floor
- Large Store Room with Potential
- Integral Garage with Ample Parking

Situation

Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.





Entrance Porch
5'1" x 4'4" (1.57m x 1.34m)

Integral Garage
16'9" x 8'10" (5.11m x 2.71m)

Kitchen/Diner
19'1" x 11'4" (5.83m x 3.47m)

Sitting Room
16'0" x 11'4" (4.88m x 3.47m)

Bedroom 1
11'1" x 8'7" (3.40m x 2.64m)

En-Suite
8'1" x 5'7" (2.47m x 1.72m)

Bedroom 2
10'11" x 8'2" (3.35m x 2.50m)

W/C
6'9" x 2'11" (2.08m x 0.91m)

Lower Ground Floor

Bedroom 3
15'1" x 11'1" (4.61m x 3.39m)

En-Suite
7'7" x 5'10" (2.33m x 1.79m)

Bedroom 4
12'0" x 10'10" (3.68m x 3.32m)

En-Suite
7'8" max x 5'5" (2.34m max x 1.66m)

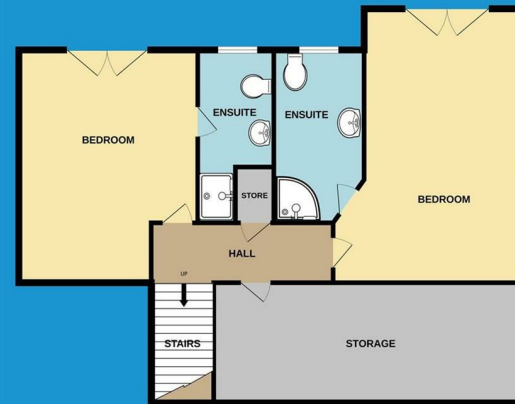
Store
21'7" x 7'4" (6.60m x 2.25m)

Services
Mains Gas, Electricity, Water & Drainage.
Gas Central Heating.
Council Tax Band E.

Agents Note
The property has privately owned solar panels which could generate an income.

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

Lower Ground Floor



Ground Floor





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.