



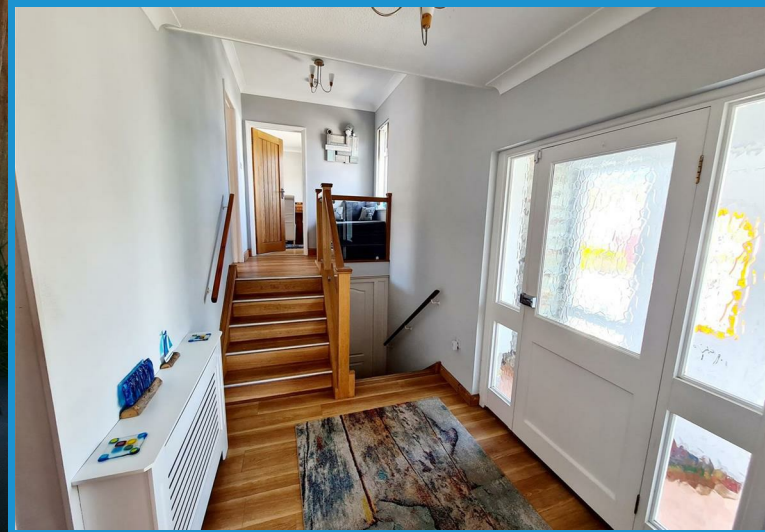


Located in a highly popular location is this individual and spacious detached four bedroom home featuring a three bedroom main property together with a one bedroom self-contained annexe. Views are enjoyed over Launceston town centre towards Upper Chapel. The property may appeal to a wide audience including those looking for a spacious and flexible family home alongside buyers looking for an annex for a family member with a separate entrance. The property has extensive parking and turning space for numerous vehicles and private gardens wrapping around the rear and side.

The hallway has solid oak and glazed balustrading and oak effect flooring. The generous living/dining room is dual aspect with a deep bay window enjoying a lovely view. The kitchen has a range of modern eye and base level units with integrated appliances and breakfast bar. To the far end of the property are three bedrooms and family bathroom. The master has built in wardrobes and sliding doors to the garden. The property has been extended with a beautiful garden room with vaulted ceilings. A 'half tread' staircase takes you up to a useful loft room.

Below the property is a self-contained annex comprising of a kitchen/breakfast room, separate sitting room, double bedroom and a large shower room. The annex is ideal for a dependent relative or those that work from home, to have a self contained office space!

The low maintenance re-landscaped garden is found to the rear of the property and has a patio, raised composite decked area and artificial grass. There is a further garden area to the side of the property with grass and mature shrubs. Wrapping around the property on two sides is extensive parking for numerous vehicles.



- Self Contained Annexe
- 3 Bedroom Detached House

- Generous Living/Dining Room
- Useful Loft Room

- Parking for Numerous Vehicles
- Garden Room

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 and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling. Did you know? The very impressive Launceston Castle dates from Norman times. Before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia. Some people pronounce Launceston as it is spelled whereas some pronounce it like Lanson. The Cornish name is Lannstefan. Lannstefan is Cornish for Church of St Stephen.

Directions

The postal code for the property is PL15 7HF. What Three Words for the property is ‘unites.resonated.templates’ and this will take you directly to the property. From the town centre, drive out onto Western Road. Turn left before the Asda fuel station and continue bearing right where the property will be seen on your right hand side.



Entrance Porch

Entrance Hallway

Sitting Room / Diner
19'11" x 13'5" (6.07 x 4.09 (6.06 x 4.10))

Kitchen
12'8" x 10'4" (3.86 x 3.15 (3.87 x 3.16))

Bedroom 1
12'1" x 11'8" (3.68 x 3.56 (3.69 x 3.55))
Plus wardrobe

Bedroom 2
10'2" x 5'11" (3.10 x 1.80 (3.11 x 1.81))

Bedroom 3
10'2" x 5'9" (3.10 x 1.75)

Bathroom
6'10" x 5'10" (2.08 x 1.78)

Garden Room
14'1" x 11'3" (4.29 x 3.43)

Loft Room
16'4" x 7'11" (4.98 x 2.41)
into eaves

Lower Ground Floor
With private entrance and also access available from main residence.

Annex Kitchen / Breakfast Room
13'5" x 9'9" (4.09 x 2.97)

Annex Sitting Room
9'9" x 9'4" (2.97 x 2.84)

Annex Bedroom
9'9" x 6'9" (2.97 x 2.06)

Annex Bathroom
8'4" x 6'11" (2.54 x 2.11)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Hendra Vale | Launceston



Town • Country • Coast

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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.