

A stunning and substantial 4 bedroom detached Edwardian property set in a generous plot of circa two thirds of an acre including expansive and well tended gardens at the front and rear, ample parking and turning space alongside a double garage.

The property features many character features typical of the era including high ceilings, mouldings and feature fireplaces. The hallway is a fantastic entrance to the property, being a very impressive open hall with parquet flooring and a carved staircase with a galleried landing above. The living room has an open fireplace and ornate surround with picture frame mouldings and a bay window with window seat overlooking the garden at the front. The dining room is another impressive reception room, again with a bay window and a door leading into the conservatory at the side. The ground floor accommodation includes the kitchen which has beamed ceilings with a utility room and larder room alongside a study and downstairs cloakroom.

On the first floor there is the impressive galleried landing with a window at the rear overlooking the rear garden. There are 4 bedrooms with the master bedroom en-suite and 3 of the bedrooms have fitted wardrobes alongside the family bathroom.

The gardens are a real feature of the property, with the property set relatively centrally in its plot with lawned gardens at the front and rear with a wide range of plants, shrubs and trees, and a well stocked pond. The driveway is an impressive entrance to the property and there is parking at the front, side and rear plus the double garage which has an entertaining area at the rear and a built in BBQ. The site does have development potential for additional dwellings, subject to the necessary planning consents.





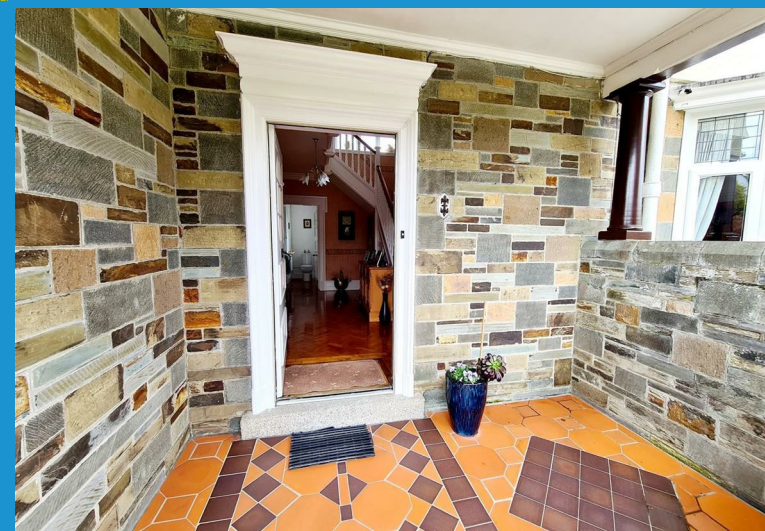
- Substantial 4 bedroom Detached Edwardian Property

- Generous Plot
- Ample Off Road Parking

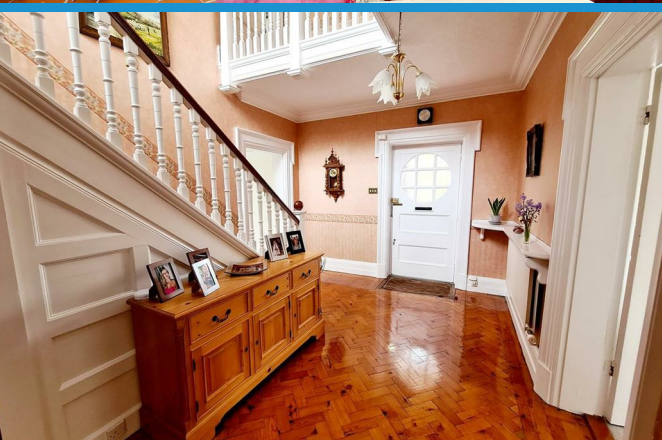
- Double Garage
- Beautifully Manicured Gardens

### 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**

**Entrance Hallway**

16'4" x 10'11" max (4.98m x 3.35m max)

**Living Room**

21'7" narrowing to 17'5" x 15'0" (6.58m narrowing to 5.31m x 4.58m)

**Dining Room**

19'5" narrowing to 15'5" x 14'0" (5.92m narrowing to 4.72m x 4.28m)

**Conservatory**

21'1" x 13'10" (6.45m x 4.22m)

**Kitchen/Breakfast Room**

14'9" x 11'6" (4.52m x 3.53m)

**W/C**

**Utility Room**

6'11" x 5'10" (2.13m x 1.80m)

**Larder**

5'10" x 4'11" (1.80m x 1.52m)

**Rear Hallway**

**Study**

8'0" x 7'8" (2.44m x 2.34m)

**First Floor Landing**

**Bedroom 1**

15'7" x 14'11" (4.75m x 4.57m)

**Bedroom 2**

10'7" x 8'5" (3.23m x 2.59m)

**Bedroom 3**

17'4" narrowing to 14'1" x 15'0" (5.29m narrowing to 4.31m x 4.58m)

**En-suite**

11'3" x 5'8" (3.43m x 1.73m)

**Bedroom 4**

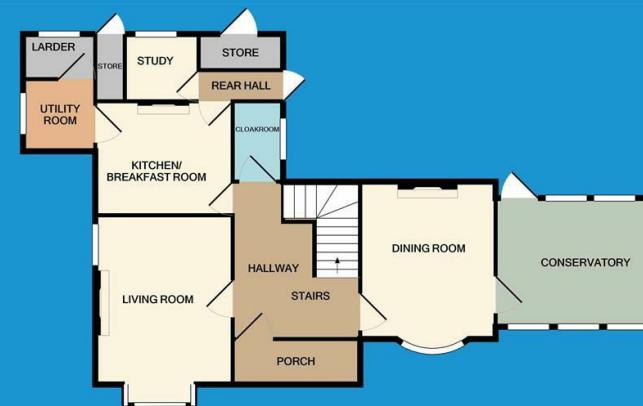
11'11" narrowing to 11'0" x 11'4" (3.64m narrowing to 3.36m x 3.46m)

**Bathroom**

8'3" x 5'2" extending 6'6" (2.52m x 1.58m extending 1.99m)

**Services**

Mains Gas, Electricity & Water. Private Drainage.  
Gas Central Heating.  
Council Tax Band F.



Ground Floor



First Floor

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>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



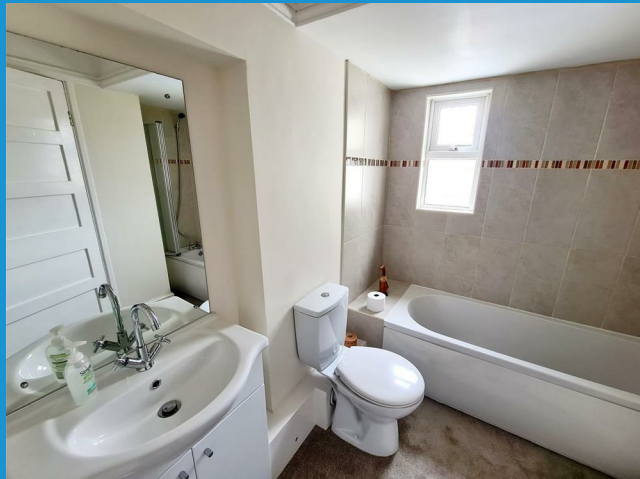
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# Launceston



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