



Race Hill  
Launceston | Cornwall



Town • Country • Coast





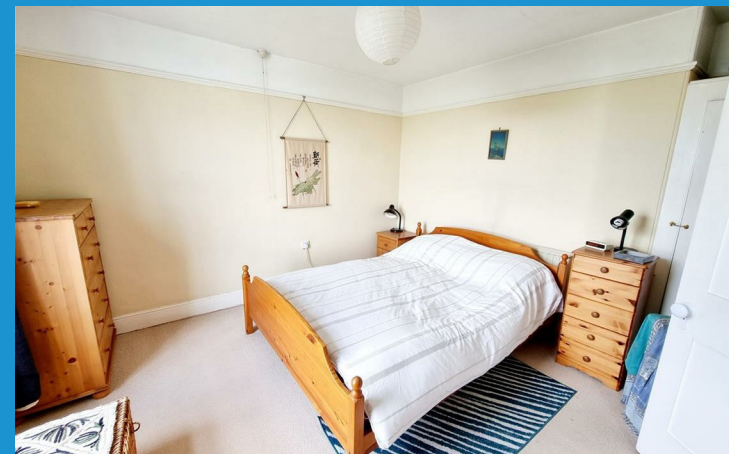
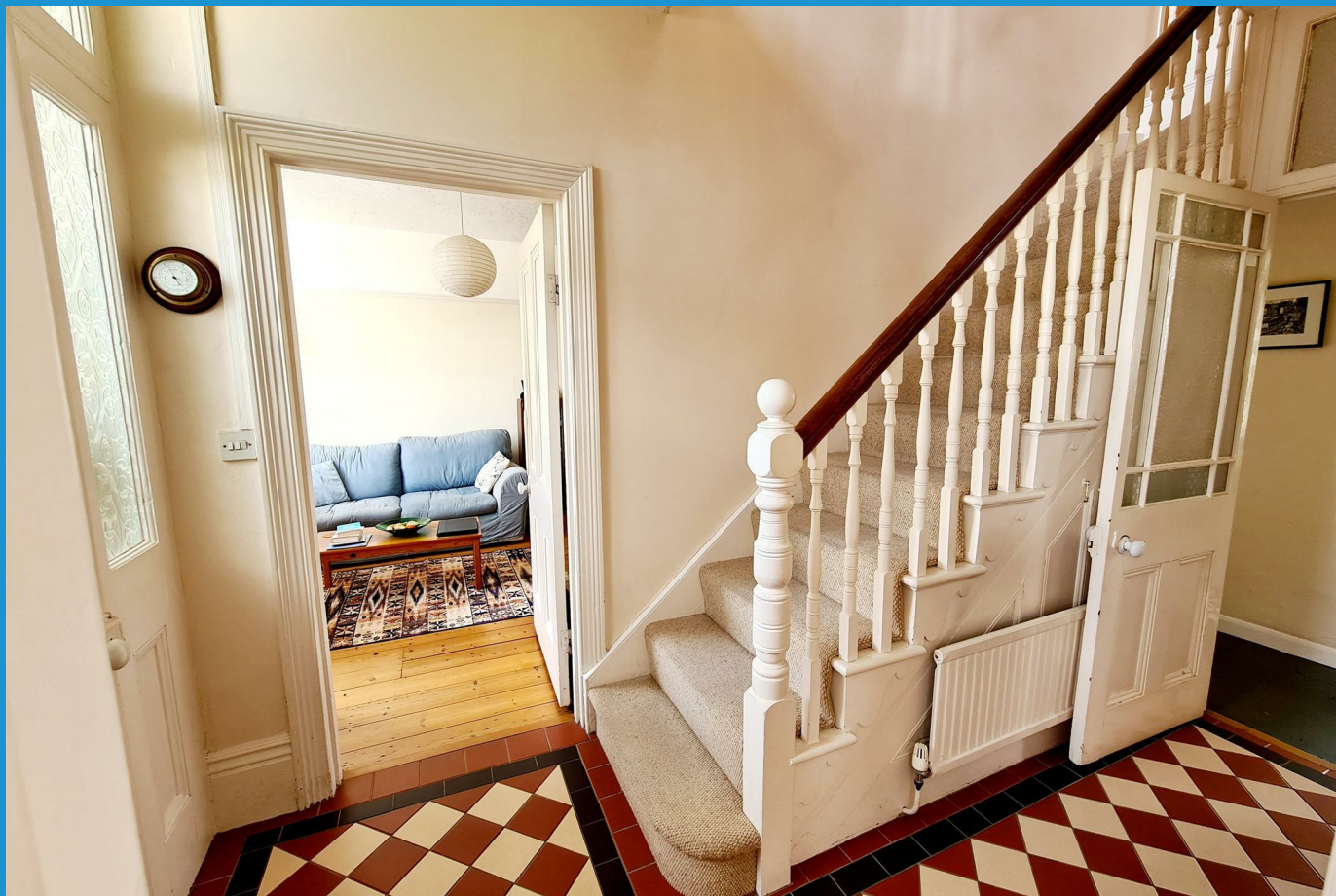
The property offers many original features including high ceilings, bay windows, picture rails, stripped wooden flooring and fireplaces with spacious accommodation including 4 bedrooms and 3 reception rooms, offering buyers the opportunity to use a reception room as an additional bedroom or indeed appealing to those working from home.

The accommodation includes a living room with bay window, wooden flooring and an open fire. There is a separate lounge/dining room again with a bay window, wood flooring and feature fireplace, both rooms enjoy far reaching views across the garden towards the countryside. There is an office/5th bedroom at the front of the property, alongside a kitchen, front porch with WC, downstairs bathroom and the main entrance hall with vestibule leading to the garden at the rear.

On the first floor there are 4 bedrooms with the back bedrooms again taking full advantage of the wonderful views. There is an open sitting area on the landing, with a rear facing window looking at the view and providing an ideal office area or library/reading area. The first floor also has a WC.

There is access via steps from Race Hill to the property with access to the front door and a store, with a pathway leading around the side to the rear. There is a patio to the rear with steps leading down to a lawned garden, with vegetable beds and at the bottom of the garden is a greenhouse, 2 parking spaces and a single garage. The property is fully double glazed throughout. Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area.





## 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 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 alongside the City's of Plymouth and Exeter in the other direction. 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.

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### Entrance Porch

### Entrance Hallway

### Living Room

14'6" max into bay x 12'0"  
(4.42m max into bay x 3.66m)

### Dining Room

16'0" max into bay x 11'10"  
(4.90m max into bay x 3.63m)

### Kitchen

11'3" x 10'4" (3.43m x 3.15m)

### W/C

5'8" x 2'11" (1.75m x 0.89m)

### Bathroom

7'6" x 6'9" (2.31m x 2.06m)

### Study

10'7" x 10'5" (3.25m x 3.20m)

### First Floor Landing

### Bedroom 1

12'0" x 10'4" max (3.67m x 3.16m max)

Including Cupboards

### W/C

6'0" x 3'4" (1.83m x 1.04m)

### Bedroom 2

12'0" x 10'11" (3.66m x 3.33m)

### Bedroom 3

11'10" x 10'5" (3.63m x 3.18m)

### Bedroom 4

11'10" x 11'10" (3.63m x 3.61m)

### Services

Mains Electricity, Gas, Water and Drainage.

Gas Central Heating.

Council Tax Band B.

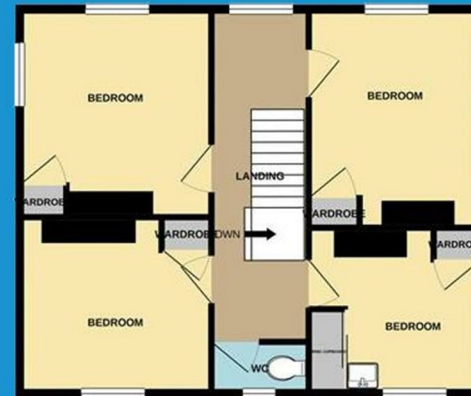
### Access Notes

Shared access lane to the rear of the property.

## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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