



Cross Lanes
Launceston | Cornwall



Town • Country • Coast



A deceptively spacious and well presented 3 bedroom property featuring off-road parking at the front, an enclosed garden at the rear and fantastic views across the Town looking towards Launceston Castle. The property has been updated including a stylish kitchen and impressive bathroom on the first floor.

The property is approached via the gravelled driveway where there is off-road parking for 2 vehicles. The front door leads into the hallway where there is a cloaks cupboard with a useful cloakroom and a WC. There is a useful utility room with space for appliances. In the hallway there are stairs to the first floor with a useful storage area. The kitchen is at the rear and features a stylish two tone doors and a back door to the garden. There is a spacious living room with a large rear facing picture window with a great outlook.

On the first floor there are 3 double bedrooms with the back bedrooms enjoy a fantastic view across the town, surrounding countryside and Launceston Castle. There is a well appointed family bathroom with a bath and shower separate cubicle. The rear garden is accessed via steps down from the kitchen and is laid to patio and enclosed via fencing and a wall.



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, WH Smith 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 and 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 and the Cornish name is Lannstefan, Lannstefan is Cornish for Church of St Stephen.

Directions

The postcode for the property is PL15 8JL. From the Town Centre, follow St Thomas Road, through the traffic lights and to the roundabout. Drive up St Stephens Hill and then take the right hand turn onto Roydon Road, follow the road along and as it arcs to the right, take the left hand turning onto Cross Lanes. Following the road ahead you will shortly see the property on the right.

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Entrance Hallway

Kitchen

8'11" x 10'2" (2.73m x 3.10m)

Living Room

19'0" x 10'6" (5.80m x 3.21m)
3.21m narrowing to 2.82m

Utility Room

7'2" x 6'11" (2.20m x 2.12m)

WC

4'11" x 4'10" (1.51m x 1.49m)

First Floor

Bedroom 1

10'8" x 10'2" (3.26m x 3.12m)

Bedroom 2

14'0" x 8'10" (4.28m x 2.70m)

Bedroom 3

9'11" x 8'10" (3.03m x 2.70m)

Bathroom

10'7" x 7'5" max (3.25m x 2.27m max)

Services

Mains Electricity, Water and Drainage.

Council Tax Band B

Central Heating Type - Oil

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



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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