



Kensey Valley Meadow

| Launceston |



Town • Country • Coast





\*\*\*NO FORWARD CHAIN\*\*\*

A substantial and well presented 5 bedroom detached house situated in an enviable location with an open outlook at the side overlooking the green. The property has accommodation arranged over three floors with 5 double bedrooms, 2 of which are en-suite. Externally there is an enclosed garden at the side, garage and 3 parking spaces.

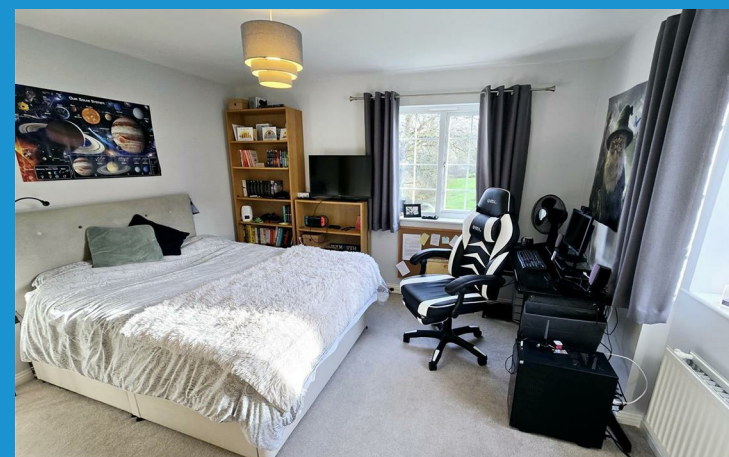
The property has an attractive stone face with brick detailing and features a welcoming entrance hallway with a cloakroom and WC. There is a generous dual aspect living room which has great views at the side looking over the green. There is an additional reception room which traditionally would be the dining room but could be used as home office or hobbies room with patio doors to a decked area at the rear.

There is an open-plan kitchen and breakfast room with a stylish range of eye and base level units and a useful utility room with space for appliances and a back door to the outside. On the first floor, there are 4 double bedrooms which all have ample space for free-standing furniture and enjoy good views plus one of the bedrooms is en-suite. There is also a family bathroom and a useful airing cupboard.

The second floor is an impressive master suite featuring a landing, dressing area, built-in wardrobe and an en-suite. The master bedroom is an impressive size and has a door to the landing, providing peace and quiet from the first floor!

There is a low maintenance enclosed garden with gated access to the front. There is also access to the 3 parking spaces at the rear where there is also a single garage under a coach house. The garden is laid to gravel and patio with a raised deck area providing access to the home office/hobbies room.





### Situation

Launceston is an ancient town steeped in History with the imposing 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 Cornwall 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 Plymouth and Exeter. 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.

### Directions

The postal code for the property is PL15 9TJ. What Three Words 'evolves.commented.disposing' takes you directly to the property. Leave Launceston using Exeter Street. Turn left down Kensey Hill. At the roundabout turn first left. At the next mini roundabout left again. Follow the road ahead, bearing right down and you will see the property ahead.

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### Entrance Hallway

**Living Room**  
21'5" x 12'0" (6.53m x 3.66m)

**Dining Room / Study**  
10'0" x 8'11" (3.07m x 2.74)

**Cloakroom / WC**  
4'10" x 4'6" (1.48m x 1.39m)

**Kitchen / Breakfast Room**  
13'2" x 11'8" max (4.02m x 3.58m max)

**Utility Room**  
8'3" x 5'8" (2.53m x 1.74m)

### First Floor

**Bedroom 1**  
12'4" x 12'1" (3.77m x 3.70m)

**En-suite**  
6'7" x 4'11" (2.02m x 1.51m)

**Bedroom 2**  
11'2" max x 8'8" (3.42m max x 2.65m)

**Bathroom**  
8'11" x 5'6" (2.72m x 1.70m)

**Bedroom 3**  
10'11" max x 8'8" (3.35m max x 2.65m)

**Bedroom 4**  
12'3" x 12'8" (3.75m x 3.88m)  
3.88m narrowing to 2.94m

### Second Floor

**Dressing Area**  
7'4" x 7'2" (2.26m x 2.19m)  
With Wardrobes

**En-suite**  
9'7" x 5'6" (2.94m x 1.70m)

**Bedroom 5 / Master Bedroom**  
15'3" x 13'2" (4.67m x 4.02m)

**Services**  
Mains Electricity, Gas, Water and Drainage.  
Council Tax Band E

**Agent Note**  
44 Kensey Valley Meadows is a freehold property with a leasehold garage underneath a coach house.

### 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		
<b>England &amp; Wales</b>	77	85
EU Directive 2002/91/EC		

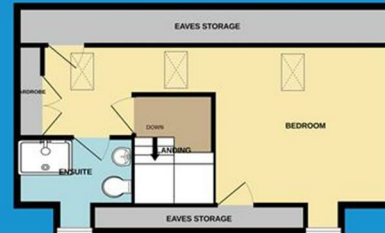
### Ground Floor



### First Floor



### Second 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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