

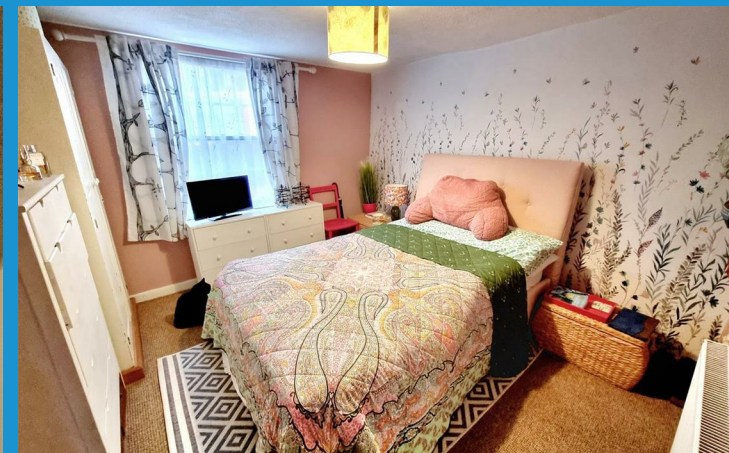


St. Thomas Road

Launceston | Cornwall



Town • Country • Coast



Found in good order through out is this charming Grade II listed cottage packed full of period features. Accommodation comprises of 3 bedroom's, a sitting room with a wood burner and a rear aspect kitchen/dining room. The cottage is available with no forward chain.

You step into the rear aspect kitchen/dining with has a range of eye and base level units plus ample space for a dining table and any freestanding furniture. A view enjoyed over the rear courtyard area. A door opens into the front aspect sitting room which is centered around a recently installed wood burner. The sitting room is a great size offering plenty of space. To one corner of this room is a staircase to the first floor. A further doors opens into an internal porch which is currently used for hanging coats etc.

On the first floor are 3 bedroom and a family bathroom. The master bedroom is front aspect with ample space form a double bed and furniture. There is an original glazed internal window giving a nod to the cottages past history. To one corner is a built in wardrobe. Bedroom 2 is another double bedroom with a view over Priory Lane. Bedroom 3 is a generous single room again with a built in wardrobe. The family bathroom is a great size and has a matching 4 piece suite including a seperate shower enclosure.

To the rear of the property is a paved courtyard area ideal for outside pot plants and a seating area. Beyond here is a path which takes you to an enclosed garden which has been landscaped with low maintenance gardening in mind. There is scope to create an area of lawn or vegetable patch if desired. Off Priory Lane is a pedestrian gate which allows 2 neighbouring cottages a right of access to their respective home and 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, local park, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 8DA. From Launceston town centre follow the Broad Street and turn left, down the hill onto St Thomas Road. Continue down the road where the property will be seen before the traffic lights on your left along Priory Lane. Parking can be found along Station Road or Riverside by the Church. Use the rear door into the garden to access the cottage.

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Entrance Porch

Sitting Room
15'5" max x 13'9" (4.72m max x 4.20m)

Kitchen
13'9" x 9'11" (4.20m x 3.03m)

First Floor

Bedroom 1
10'11" x 10'5" (3.35m x 3.20m)
Plus Cupboard

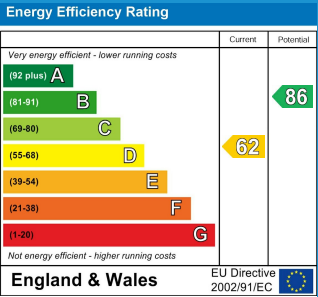
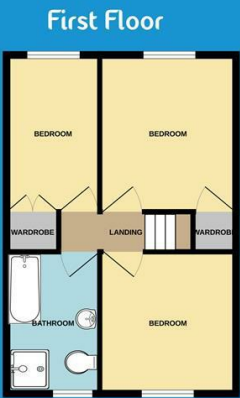
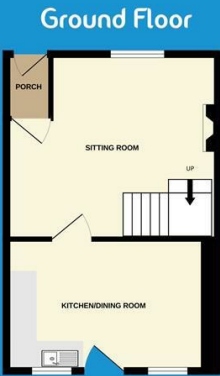
Bedroom 2
10'8" x 9'8" (3.26m x 2.95m)

Bedroom 3
11'4" x 6'6" (3.46m x 2.00m)
Plus Wardrobe

Bathroom
10'7" x 7'0" (3.23m x 2.14m)

Services
Mains Electricity, Gas, Water and Drainage
Council Band A

AGENT NOTE
The property is Grade II listed.



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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