



St. Stephens Hill
Launceston | Cornwall



Town • Country • Coast



A deceptively spacious 4 bedroom character property situated along a popular and picturesque street in the town. The property has been lovingly restored and beautifully presented by the current owners and has a real 'WOW' factor with the living accommodation providing a homely feel.

The property is entered into a hallway with stairs to the first floor and access to the open-plan kitchen and dining room. The kitchen is fitted with stylish eye and base level units and includes many integrated appliances, plus a rear door providing access to the garden. The living room is a generous open-plan area with bi-fold doors providing access to the rear garden. An impressive stone fireplace with inset double sided wood burner is a real feature in both kitchen/dining room and living room.

The first floor comprises of 4 bedrooms, a newly refitted shower room and a separate WC. Bedroom 1 & 2 are both front aspect. Bedroom 3 & 4 are rear aspect overlooking the garden. The shower room has a floor to ceiling spacious shower cubicle.

The rear garden offers privacy and is mainly laid to composite decking providing the ideal low-maintenance entertaining space on two levels. There is a gate providing access at the side.



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 peninsular 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's coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode for the property is PL15 8HN. What Three Words 'recovery.singles.simmer' will take you to the property. The property can be found along St Stephens Hill, just past St Joseph's School and on your left hand side.

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Entrance Hallway

Kitchen/Breakfast Room

20'4" x 10'9" (6.22m x 3.30m)
3.30m narrowing to 2.93m

Lounge/Diner

20'4" x 14'0" (6.22m x 4.29m)

First Floor Landing

Bedroom 1

12'9" x 11'10" (3.91m x 3.61m)

Bedroom 2

11'6" x 8'7" (3.53m x 2.62m)

Bedroom 3

10'5" x 9'8" (3.20m x 2.97m)

Bedroom 4

6'10" x 6'7" (2.10m x 2.01m)
2.10m narrowing to 1.87m

Shower Room

7'4" x 6'5" (2.24m x 1.98m)

Cloakroom

6'0" x 3'1" (1.85m x 0.94m)

Services

Mains Gas, Electricity, Water & Drainage.

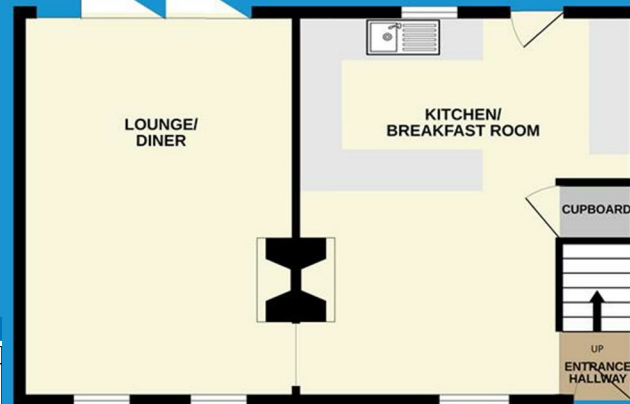
Gas Central Heating.

Council Tax Band C.

Superfast Broadband connected.

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		
	70	77
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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