



**8 Priory Cottages,  
Launceston, Cornwall, PL15 8JE**

Guide Price £199,950 Freehold







## An impeccably presented period end of terrace cottage in peaceful yet accessible town location

- 2 Bedrooms
- Upstairs Bathroom
- Lounge
- Stunning Kitchen/Breakfast Room
- Additional Basement Rooms
- Landscaped Garden
- All Main Services
- EPC D & Council Tax A

**SITUATION** Set on the edge of the historic town of Launceston, yet enjoying views over the surrounding farmland.

Launceston boasts a wide variety of amenities including supermarkets, doctors, dentists and veterinary surgeries, along with two testing 18-hole golf courses and access the A30 which connects the Cathedral cities of Truro and Exeter.

At Exeter there is a mainline railway station serving London Paddington, access to the M5 motorway network and an international airport. The city port of Plymouth is 20 miles to the South.

**DESCRIPTION** Believed to be built in the early 1900s of brick and stone construction with a colour wash render beneath a slate roof.



The property has been subject to considerable expenditure and improvement by the current vendor to create a home of rare quality and comfort, with replacement windows, well landscaped garden and complete redecoration both inside and out.

The accommodation is clearly illustrated on the floorplan and briefly comprises: front door opening into lounge with deep sill windows enjoying views over farmland to Launceston Castle, stairs rise to the first floor.

A doorway leads to kitchen/breakfast room with a range of base and wall mounted units with laminated work surfaces, inset sink with mixer tap, electric oven, inset ceramic hob with extractor unit over, integral dishwasher, peninsula breakfast bar, appliance space for



fridge/freezer and a stable door leading to the side of the property.

From the kitchen steps lead down to the basement comprising hobby room and a utility room with sink and appliance space for a washing machine, door to a low flush WC and a low height door opening to rear garden.

Upstairs there is a landing with doors to a pair of double bedrooms one with views over farmland to Launceston Castle and the other with views over rear garden to St Stephens Church beyond.

A shower room with contemporary suite of low flush WC, walk-in shower cubicle, vanity wash hand basin and towel rail.

**OUTSIDE** To the side is a concrete courtyard area, accessed from the front of the property or the side kitchen door, with a gate leading to the rear garden.

At the rear is a most attractive landscaped garden, laid to gravel with well-defined fence boundaries and several seating areas, ideal for al fresco dining, and a timber summerhouse.

There is a rarely used pedestrian right of way immediately to the rear of the house for access by neighbouring houses in the terrace.

**SERVICES** All main services connected. Mains gas fired central heating. Double glazed windows throughout. Council Tax Band A. Full EPC

documentation available on request. Broadband connected: FTTP. For mobile phone coverage please visit Ofcom website. Please note the Agents have not inspected or tested these services.

**VIEWINGS** Strictly by prior appointment with the Vendors appointed Agents DJR Estate Agents and Auctioneers.

#### **DIRECTIONS**

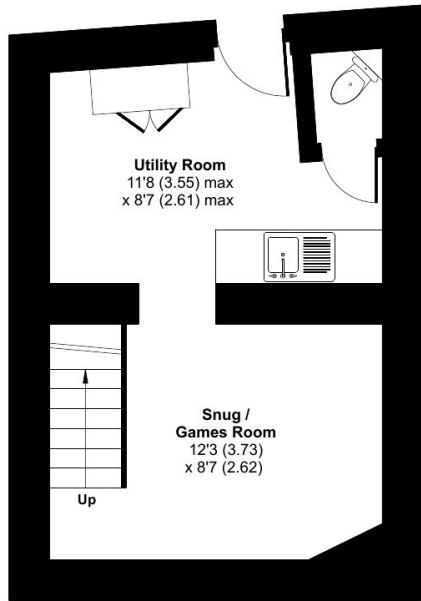
Sat Nav: PL15 8JE

What3Words: ///ground.runways.eclipses

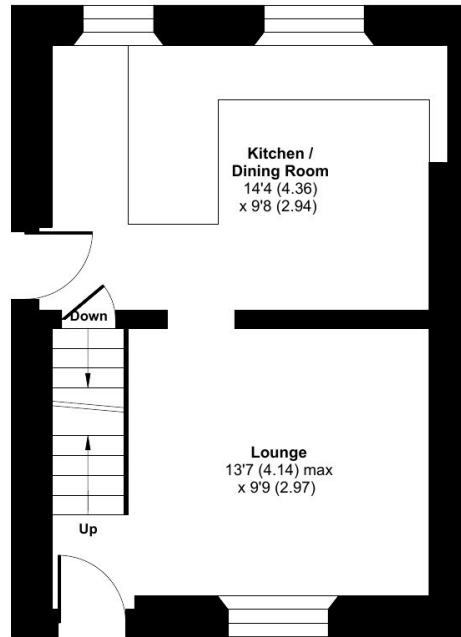


Approximate Area = 788 sq ft / 73.2 sq m

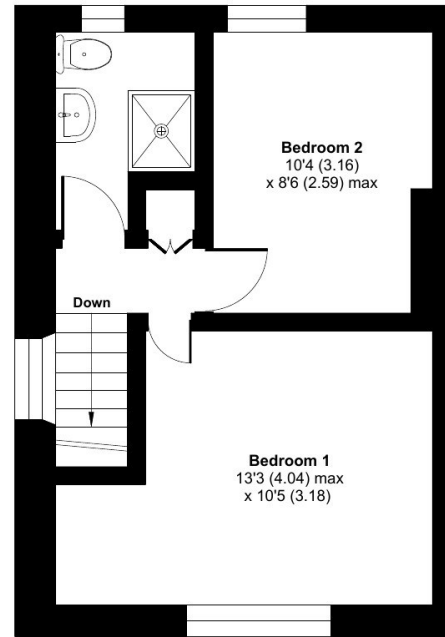
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1279874



For more information or to arrange a viewing, please contact us:

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