



**16 Church Lea,  
Launceston, Cornwall, PL15 8QZ**

Guide Price £450,000 Freehold







**An immaculate executive-style home,  
in a well favoured residential road,  
with views towards Launceston Castle.**

- Hosted Virtual Viewing Available
  - 4 Bedrooms (3 En Suite)
  - Kitchen/Dining Room
  - Lounge with Balcony
- Low Maintenance Gardens
  - Integral Garage
  - Off Road Parking
- EPC C (78) & Council Tax E

**SITUATION** Enjoying a south facing location with views towards Launceston Castle and within good access to local amenities at Newport including a public house, petrol station and general store.

Launceston itself offers an extensive range of facilities such as cafés, supermarkets, medical services (doctors, dentists, and veterinary clinics) and schools. For leisure, there are sports clubs, gyms, swimming pool and a challenging 18-hole golf course nearby.

The A30 is less than 2 miles away, providing excellent transport links to the Cathedral cities of Truro and Exeter. Exeter offers further connectivity via the M5 motorway, a mainline railway station with direct services to London Paddington, and an international airport.



**DESCRIPTION** A most impressive split-level house built in 1996 of brick construction with interlocking tiled roof and has been subject to considerable expenditure and improvement by the current vendor over the last 15 years.

The property is worthy of an early inspection to appreciate the quality of the accommodation and briefly comprises: entrance porch opening into the spacious entrance hall with cloakroom and stairs descending to the lower ground floor.

Glazed double doors open into the redesigned kitchen/dining room providing a light and airy space with a range of fitted base and wall units with wood effect laminate worksurface, integral appliances including induction hob with extractor over, electric double oven with pan storage above and below and American style fridge/freezer. Peninsular area separates the



kitchen from the dining area with views to the surrounding countryside. Door from the kitchen into the integral garage.

The separate lounge has patio doors onto a small balcony which enjoys commanding views to the surrounding countryside and Castle.

There are 2 bedrooms both with windows to the front and one having an en suite bathroom comprising a panel enclosed bath with shower above, low flush WC, and wash hand basin.

On the lower ground floor there are 2 further double bedrooms, each with an en suite shower room and patio doors opening onto the private

rear garden. There is also a large useful storage area/hobbies room with window to side aspect.

**OUTSIDE** To the front of the property is a brick paved driveway providing parking for several vehicles and leads to the integral garage with remote control roller doors, plumbing for washing machine, space for tumble dryer and base level gas fired boiler for central heating and hot water.

The gardens are predominantly to the rear of the property and have been beautifully landscaped to create a garden of low maintenance with colour and interest throughout the year. There are well-defined fence boundaries, mature shrubs and raised flower beds with paving and a decked area, ideal for al fresco dining. Useful timber shed and

outside tap. There is access to the front of the property from either side of the garden, via covered steps.

**SERVICES** All main services connected. Double glazed throughout. Mains gas fired central heating. Solar panels. Council tax band E. Full EPC available on request. For Internet and 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 vendor's appointed Agents, DJR Estate Agents and Auctioneers. Please note the property has the opportunity of a hosted virtual viewing, which is available by separate appointment.

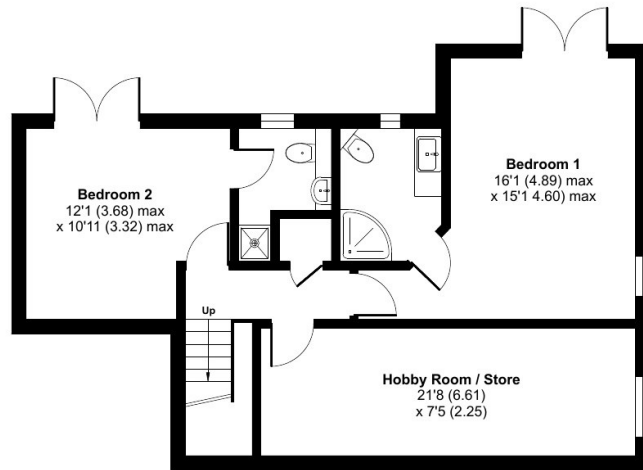


Approximate Area = 1498 sq ft / 139.1 sq m (Includes garage)

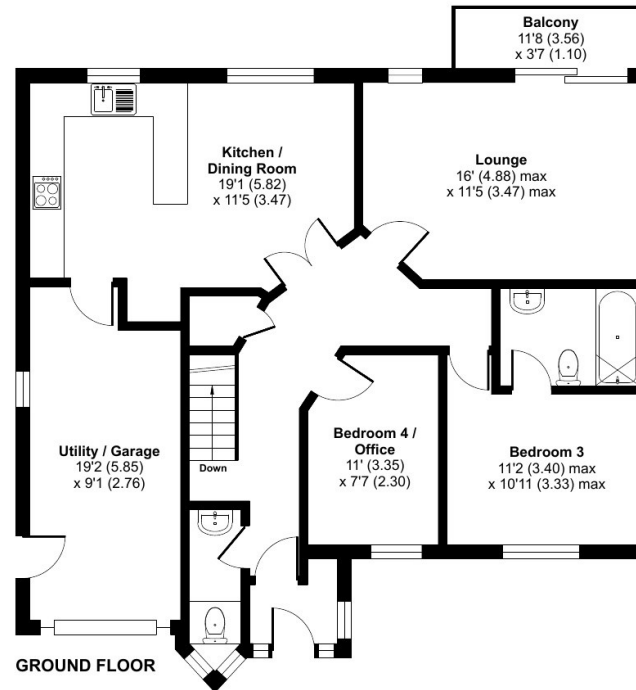
Garage = 159 sq ft / 14.7 sq m

Total = 1657 sq ft / 153.8 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1302579



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

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