



Campbell Cottage Newport  
Launceston | Cornwall



Town • Country • Coast



Tucked away in an accessible location is this charming end of terrace stone cottage. Offering 3 bedrooms and 2 reception rooms, the cottage also benefits from a detached single garage and a private driveway for 2/3 vehicles in tandem. Double glazing and central heating throughout the property except the porch.

You step into a welcoming hallway with doors to all ground floor accommodation and the staircase to the first floor. The sitting room is a great size with 2 front aspect windows plus a fireplace housing a multi fuel wood burner. Adjoining the sitting room is a separate dining room ideal for family get togethers! A further door takes you out to the rear porch and useful cloakroom. The kitchen is side aspect with a range of modern eye and base level units with a few integrated appliances. An open doorway takes you through to a useful utility space.

On the first floor are 3 bedrooms and a family bathroom. There are 2 front aspect bedrooms plus a rear aspect 3rd bedroom with a pleasant view towards St Stephens. All the bedrooms share a large family bathroom with a matching suite which includes a separate shower enclosure as well as a bath. Also located on the first floor is a very useful office space plus built in cupboards.

Down the side of the property is a private driveway for 2/3 vehicles in tandem. The driveway terminates in front of a detached single garage with power and light. A gate takes you into the enclosed rear garden which is perfect for children and pets. Towards the top of the garden is a covered seating area. Beyond there is an area of lawn flanked by well stocked flower borders. At the bottom of the garden is a gate which leads out to a communal access path that exits out on Riverside.



### 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.

### Directions

The postcode to the property is PL15 8EJ. From the town centre, proceed towards Bude on St Thomas Road and drop down the hill. Proceed through the traffic lights and take the next left before Riverside Mills and the property will be seen at the end on your right.

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### Entrance Hallway

### Living Room

13'9" x 9'4" (4.21m x 2.86m)

### Dining Room

9'6" x 7'10" (2.91m x 2.40m)

### Lean To

10'9" x 5'4" (3.29m x 1.63m)

### WC

3'7" x 2'7" (1.10m x 0.81m)

### Kitchen

11'2" x 6'11" (3.42m x 2.11m)

### Utility Room

6'11" x 3'1" (2.11m x 0.94m)

### First Floor

#### Bedroom 1

9'8" x 7'5" (2.96m x 2.28m)

#### Bedroom 2

9'8" x 6'6" (2.97m x 2.00m)

#### Bedroom 3

9'9" x 8'5" (2.98m x 2.58m)  
2.98m narrowing to 2.22m  
2.58m narrowing to 1.51m

#### Home Office

6'5" x 5'4" (1.98m x 1.64m)

#### Bathroom

8'6" x 7'6" (2.60m x 2.31m)

### Garage

15'2" x 11'5" (4.63m x 3.48m)

### Services

Mains Electricity, Gas, Water and Drainage.

Council Tax Band A

Combi Boiler - Installed

13/04/2026

### Energy Efficiency Rating

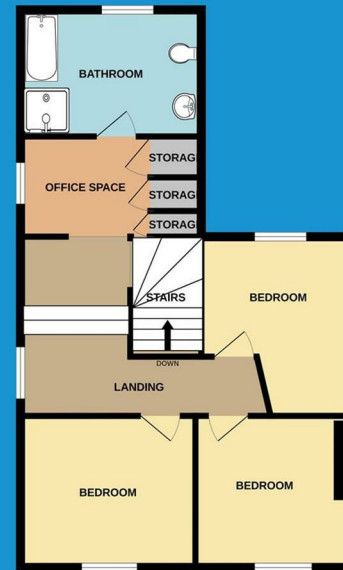
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

01566 706706 | sales@viewproperty.org.uk



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