



1 Station Mews

Launceston, Cornwall, PL15 8FP

KIVELLS

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£355,000 O.I.E.O.

Impressive 1,539 sq ft of beautifully presented accommodation over three floors

Four bedrooms, three bathrooms, two reception rooms and useful home office

South facing balcony and garden

Stylish contemporary interiors throughout, finished and maintained to an exceptional standard

Private off street parking for two vehicles with EV charging point

Air source heat pump and excellent energy rating

EPC - B



Situation

1 Station Mews is within easy of access to a range of daily facilities of the Newport area of the town including convenience store, food supermarket, petrol filling station, shop and popular public house with a pretty riverside area having pack horse bridge, adjacent Church and Bowling Club.

St. Stephens primary school and St. Josephs independent school are within easy walking distance as is the town's 18 hole golf course and St. Stephens Church.

The full social, commercial and shopping facilities of Launceston town centre are 0.5 miles away. The former market town of Launceston on the Cornwall / Devon border provides access to the A30 dual carriageway.

Beyond to the east (another 42 miles) the city of Exeter provides Intercity Rail Link, International Airport and M5 motorway link, with the city of Plymouth (28 miles) to the south providing continental ferry port and Intercity Rail Link.



This beautifully presented four-bedroom semi-detached home has been maintained to an exceptional standard throughout, offering generous and versatile living space with a stylish, contemporary feel in every room. Ideally situated in a pretty and quiet location, the property also benefits from being within easy walking distance of local amenities, perfectly balancing its surroundings with everyday convenience.

The accommodation briefly comprises an entrance hall, W.C., a useful study, and an open-plan kitchen/dining room on the ground floor. On the first floor, a living room with access to a balcony sits alongside the master bedroom. The second floor offers three further bedrooms and a family bathroom. Externally, the property continues to impress with off-street parking for two vehicles, complete with an electric car charging point. To the rear, a delightful, fully enclosed private courtyard and balcony create wonderful spaces for enjoying the sunshine and alfresco dining in a secluded setting.

A wonderful example of a property which needs to be viewed internally to appreciate its quality, along with the spacious accommodation throughout.

Accommodation

ENTRANCE HALLWAY

Doors to all ground floor rooms. Stairs rising to the first and second floors. LVT flooring, spotlights, and thermostat control.

DOWNSTAIRS W.C.

Low-level W.C., vanity wash hand basin with mixer tap, splashback, and cupboard below. Mirror with light above. Spotlights, LVT flooring, and extractor fan.

STUDY / OFFICE

Window to the front elevation. A light and airy room, ideal for use as a home office or study. Wooden paneling, spotlights, LVT flooring, and thermostat.

OPEN PLAN KITCHEN / DINING / FAMILY ROOM

A bright and spacious area, enhanced by bi-fold doors opening onto the rear garden perfect for bringing the outside in during summer evenings. Range of base and eye-level units with work surfaces over, floor and cupboard lighting, eye-level double oven, and inset induction hob with extractor fan above. Inset sink with mixer tap. Integrated dishwasher, washing machine, fridge, and freezer. Wooden paneling, spotlights, pendant lighting, and LVT flooring. Ample space for a large dining table and sofas ideal for entertaining.

Access to:

STORAGE CUPBOARD

Housing the hot water tank and underfloor heating system. A useful additional storage space.

Stairs rise from the hallway to the first floor.

LIVING ROOM / BALCONY

Sliding doors lead onto a south-facing balcony with distant views of Launceston Castle and the Steam Railway—an ideal spot to enjoy the evening sun. Space for living room furniture, spotlights, and LVT flooring. Feature fireplace with wooden mantel, marble hearth, and electric wood burner. Two internal feature windows overlooking the hallway. Thermostat.

FIRST FLOOR LANDING

Doors to all rooms, spotlights, carpeted flooring, and stairs rising to the second floor.

MASTER BEDROOM

Window to the front elevation. Wooden paneling with space for king size bed in front and bedroom furniture. Carpeted, radiator, and spotlights. Door to:-

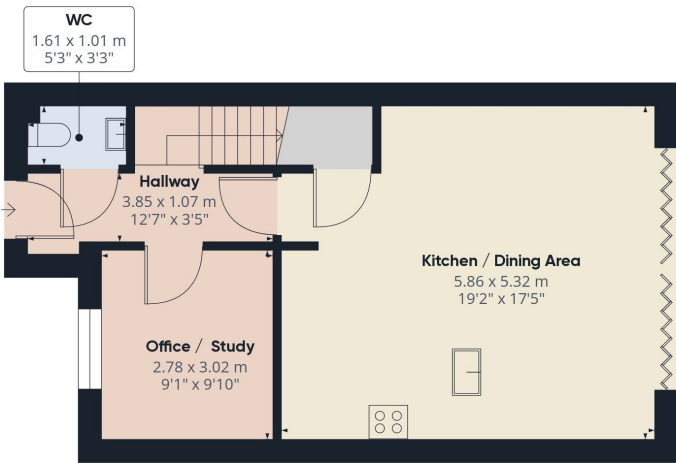
EN-SUITE

Obscure window to the front elevation. Floor-to-ceiling tiles. Large walk-in shower with glass screen, rainfall shower, and additional handheld attachment. Vanity unit with W.C., wash basin with mixer tap, and storage below. Bluetooth mirror above. Heated towel rail, spotlights, and extractor fan.

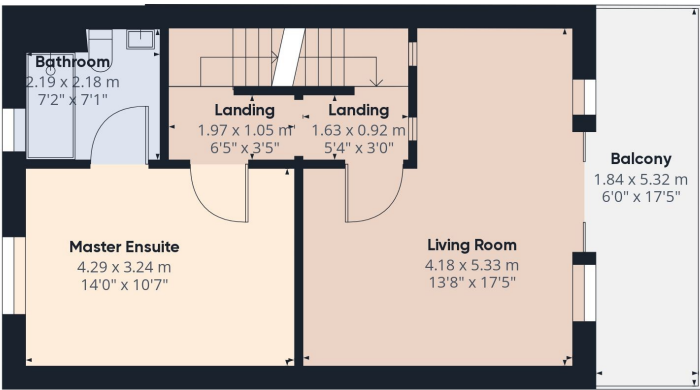




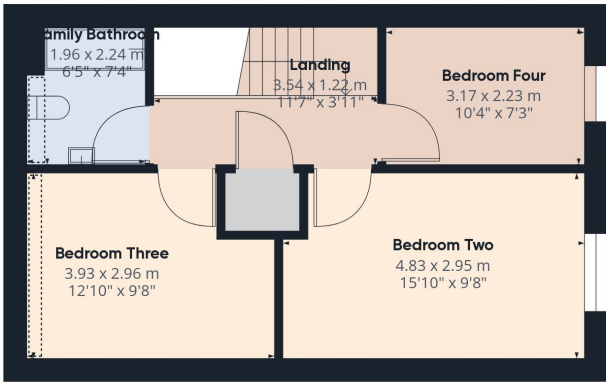
Floor plan



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
136.12 m²
1465.21 ft²

Reduced headroom
1 m²
10.8 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor plan for identification purposes only, not to scale

SECOND FLOOR LANDING

Access to all rooms and a storage cupboard with shelving. Spotlights and carpeted flooring.

FAMILY BATHROOM

Window to the front elevation. Suite comprising bath with mixer tap and rainfall shower over, plus additional handheld attachment. Tiled surround, extractor fan, and spotlights. Low-level W.C., vanity wash hand basin with mixer tap and storage below. Floor-to-ceiling tiles, mirror with light above, and heated towel rail.

BEDROOM THREE

Window to the front elevation. Wooden panelling with space for a double bed in front and bedroom furniture. Spotlights, carpeted flooring, and radiator.

BEDROOM TWO

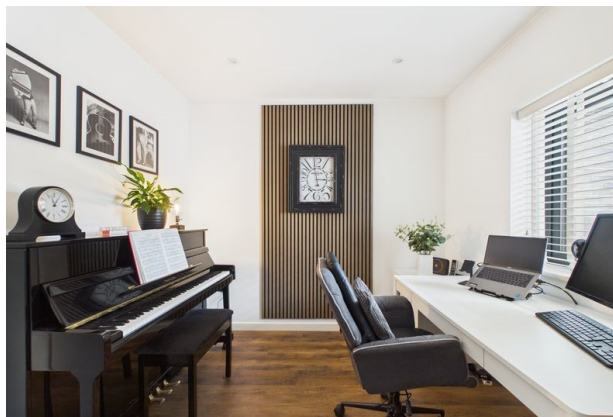
Window to the rear elevation with integral blind. Wooden panelling with space for king size bed in front and bedroom furniture. Carpeted, radiator, and spotlights.

BEDROOM FOUR

Window to the rear elevation with integral blind. Space for a double bed. Radiator, spotlights, and LVT flooring.

Outside

At the front of the property there is a paved driveway providing parking for at least two vehicles. There is also access to the electric car charging point. A wooden gate provides access down a path which leads to the low maintenance rear garden, laid to patio and is enclosed by wooden fencing. There is also a garden shed which is included within the sale ideal for storing outdoor furniture together with refuse storage. On the rear boundary there are raised flower beds in front of wooden trellis.



Services

Mains water, electricity and drainage. Air source central heating (underfloor on ground floor). Superfast broadband connected. Electric car charging point. Ring doorbell.

PLEASE NOTE: The private access road is managed by the Residents' Management Company.



EE Rating - B



Council tax band - D



Directions

What3Words - pegs.scoots.dark



Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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