

MILLER TOWN &
COUNTRY

Part of Smart Property Group

8a Kensey Place



Characterful 2 Bed Flat

Offers in Region of £110,000

Launceston PL15 9EJ

launceston@millertc.co.uk

01566 776 055

launceston@millertc.co.uk



This charming Grade II Listed two-bedroom first-floor flat is offered for sale, occupying an elevated position within the heart of Launceston. Rich in character and period charm, the property enjoys generous accommodation throughout, complemented by far-reaching views across the surrounding countryside towards Dartmoor. The property welcomes you into an exceptionally spacious and light-filled sitting room, offering an abundance of living and dining space. High ceilings, character features and large windows create an inviting atmosphere, while the elevated position allows for attractive outlooks across the town and surrounding landscape.

The fitted kitchen provides a practical layout with a range of wall and base units, generous worktop space and room for appliances, making it well suited to everyday living. The accommodation also benefits from a modern shower room, complete with a large walk-in shower, pedestal wash hand basin and WC. There are two well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobe storage. The second bedroom offers flexibility as a guest bedroom, home office or hobby room, ideal for a variety of lifestyles. One of the property's standout features is its elevated position, enjoying impressive panoramic views stretching across the surrounding countryside towards Dartmoor, providing a picturesque backdrop throughout the seasons.

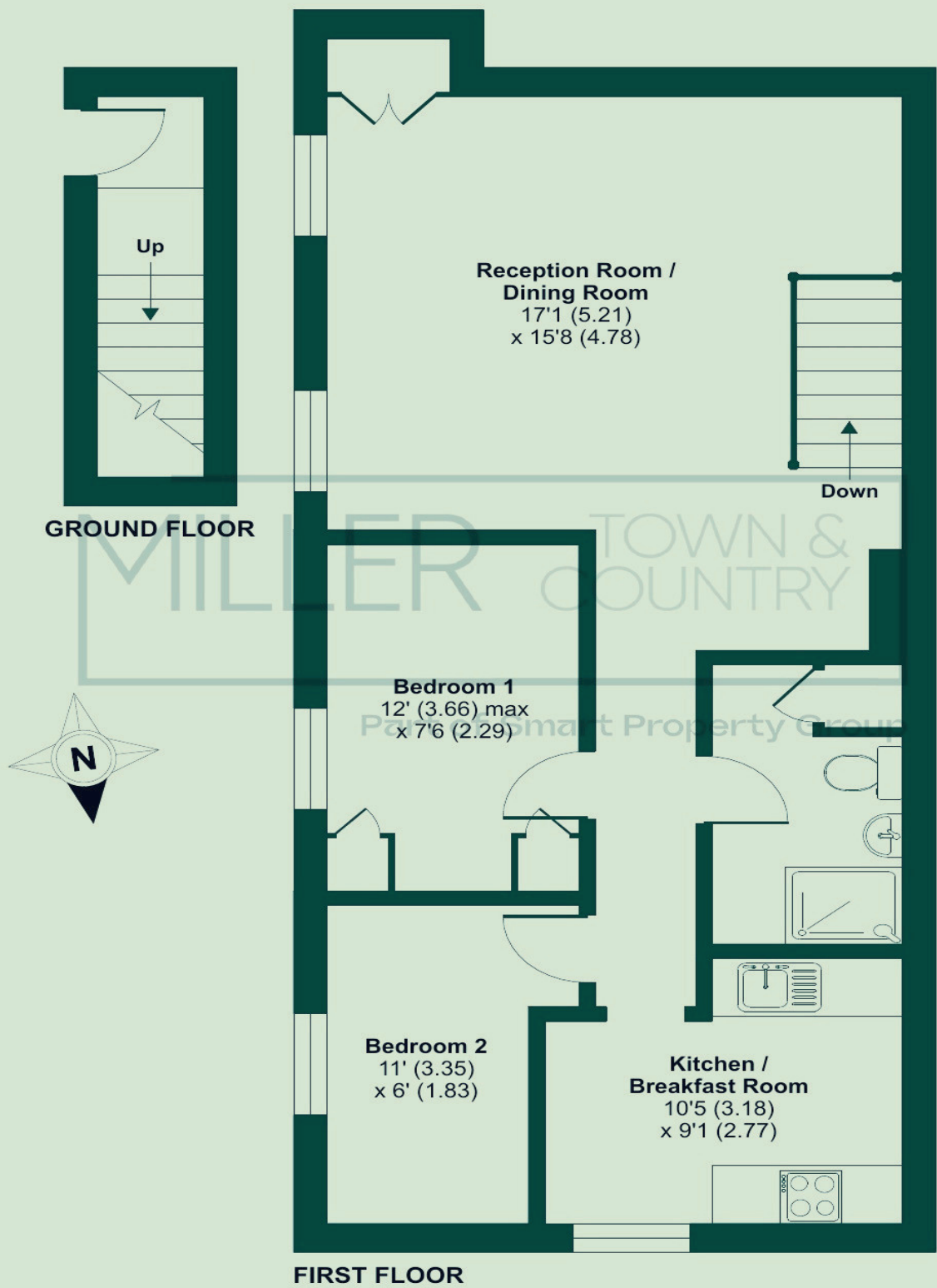




Externally, the property benefits from access to a shared garden with the ground floor flat, providing a pleasant outdoor space. There is also permit parking available within nearby public car parks, with annual permits available, offering a convenient parking solution within easy walking distance of the property.

Situated within walking distance of Launceston town centre, the property offers convenient access to a range of shops, cafés, schools and everyday amenities, whilst retaining a peaceful position full of character. As it combines period features with generous accommodation in one of the town's most historic settings.

Kensey Place forms part of a Grade II Listed building with origins dating back to the 17th century. The building has played an important role in Launceston's history, having previously served as both the town prison and later a workhouse, before being converted into the residential homes seen today.



Key information

- Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: No Parking

Listed Status: Grade II listed

Heating: Central heating

Utilities: Mains electric, water & drainage

Restrictions: None known

Easements, Wayleaves: None known

Public rights of way: None known

Flooding: No
- Notable construction materials: None known

Building safety concerns: None known

Mining area: No

Planning permissions: None known

EPC rating: C (73)

Council tax band: A

Tenure: Leasehold

Broadband: ADSL (*Per Ofcom)

Mobile signal: Good (*Per Ofcom)

Accessibility: Not suitable for wheelchair users