



28 St. Stephens Hill

Launceston, Cornwall, PL15 8HN



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£270,000 Guide Price

Charming and character filled three bedroom end of terrace cottage

Two reception rooms alongside three bedrooms

Patio area, mature garden and stone outbuilding

Delightful rear garden with views stretching towards Launceston Castle

Convenient nearby on street parking

EPC Rating: E



Situation

The property is located on St Stephens Hill with ease of access to a range of daily facilities including convenience store, food supermarket, popular public house, petrol filling station and shop at Newport with bowling club, church, steam railway and the pretty riverside St Thomas area of the town just beyond. St Stephens primary school and St Josephs independent school are also within easy walking distance.

The full social, commercial and shopping facilities of Launceston town centre are within 3/4 mile. 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 provides continental ferry port and mainline rail station.

In all directions from Launceston there is scenery of outstanding natural beauty. To the North is one of the country's most stunning stretches of National Trust Cliff Scenery with South West coast path, quaint former fishing villages and popular family surfing beaches. To the West are the open spaces of Bodmin Moor ideal for walking and riding and to the East is Dartmoor National Park. Running southwards the hidden Tamar Valley steeped in 18th century mining history is renowned for salmon fishing and flows out into historic Plymouth Sound with all its yachting activities.



This charming end of terrace cottage in sought after St Stephens offers three well proportioned bedrooms, two inviting reception rooms, and plenty of character throughout.

Outside at the front, a small courtyard garden leads to the main entrance of the property, with a wooden gate to the side providing convenient access to the rear garden via a passageway. At the back, the property opens onto a substantial and beautifully arranged garden, thoughtfully divided into three distinct sections. It features a generous lawn, well established and attractive flower beds, a stone outbuilding, and a greenhouse, all offering excellent potential for a wide variety of uses.

Accommodation

Entrance via part obscure glazed door into:-

ENTRANCE PORCH

Wooden obscure door leading into entrance hallway. Slate flooring. Coat and shoe storage.

ENTRANCE HALLWAY

Stairs rising to first floor. Slate flooring, three storage cupboards and two wall lights.

LIVING ROOM

Large bay window to the front elevation. Open fire with wooden mantel and slate hearth. Radiators, carpeted, three wall lights and space for living room furniture.

From the hallway, a door leads into:-

KITCHEN

Two windows to the rear elevation, one window to the side elevation and door leading to rear garden. Galley style kitchen with base units, square wooden worktop surface having inset stainless steel sink with drainer and mixer tap, tiled splash back, free standing gas oven with extractor fan above, space for washing machine and dishwasher. Two exposed stone arches with square worktop surface above. Tiled flooring, spotlights, pendant lights and large free standing fridge freezer.

DINING ROOM

Dual aspect with windows to the side and rear elevations and port hole window to the rear. Tiled flooring, radiator, wood burner sat on slate hearth. Wall lights and exposed painted beams. Space for dining room table.

FIRST FLOOR LANDING

Window to the side elevation. Exposed stonework, loft hatch, carpet and doors leading to all rooms. Pendant light.

BATHROOM

Obscure window to the front elevation. Suite of panel enclosed bath with separate taps, pedestal hand wash basin with mixer taps and close coupled W.C. Half tiled splash back, wall lights, heated towel rail and LVT flooring.

BEDROOM ONE

Window to the front elevation with distant countryside views. Wall lights, radiator, carpet and space for bedroom furniture.

BEDROOM TWO

Windows to the rear and side elevations. Pendant light, radiator, carpet, space for bedroom furniture and door into storage cupboard with shelving and immersion tank.

BEDROOM THREE

Window to the rear elevation. Pendant light, carpet, radiator and space for bedroom furniture.



Floor plan



Outside

From the road slate steps lead to the front of the property. There is also a small walled courtyard area to the front with paving and small flower bed. A wooden gate provides side access to the rear garden. At the rear there is a substantial garden which is split into three sections. There is the initial courtyard area which leads of the kitchen where there is a variety of well established flower beds and a area of lawn. A path leads you past the stone outbuilding which leads to an area laid with patio with mature hedge boundary and creating the perfect spot for outdoor dining. The patio leads around to a further area which is enclosed by wooden fencing, well established flower beds, green house and a small area of lawn. There are some fantastic views towards Launceston castle and the rolling countryside from the garden.

STONE OUTBUILDING

Accessed from the rear garden, this stone built single storey small outbuilding has a wooden window facing onto patio area with rag slate roof and wooden door. Offering space for garden storage of further potential subject to obtaining the necessary planning consents.





Services

Mains electricity, water and drainage. Oil fired central heating and LPG gas oven.

- ⚡ EE Rating - E
- £ Council tax band - C
- /// Directions
What3Words – left.graceful.burglars
- 🗺️ Virtual Tour - available on request

Viewings strictly by appointment only

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