



Lavender Cottage

26 St Stephens Hill, Launceston, Cornwall, PL15 8HN

KIVELLS

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£275,000 Guide Price

Characterful three bedroom terraced cottage

Close to local amenities

New roof recently completed

Impressive open plan kitchen / dining room

Large private rear garden

EPC - C



This characterful three bedroom mid-terraced cottage offers well-proportioned accommodation arranged over two floors, ideally situated within close proximity to local amenities. The property benefits from a recently completed new roof (providing peace of mind for prospective buyers) and an EPC rating of C, supporting energy efficiency. The welcoming entrance hall leads through to an impressive open plan kitchen and dining room, designed for both family living and entertaining, with ample space for a dining table and direct access to the rear patio. The sitting room, positioned at the front of the property, features period details and log burning stove. Upstairs, the property provides three comfortable bedrooms and a well-appointed family bathroom with shower. Throughout, the cottage retains a sense of character, complemented by practical updates, offering an attractive blend of traditional charm and modern convenience.

Outside, the property is approached from St. Stephens Hill via a small front courtyard enclosed by a low stone wall, with a central pathway leading to the covered porch. To the rear, steps rise from the dining room to a private patio area, bordered by a wooden fence and stone wall, creating a sheltered spot for outdoor dining or relaxation. A long, enclosed pathway extends from the patio to the rear garden, which opens to a generous lawned area enclosed by wooden fencing on either side and a stone wall at the far end, ensuring a high degree of privacy and seclusion. The garden also features a shed and summer house (both in need of renovation), providing scope for further development or storage. Unallocated on-street parking is available opposite the property, offering convenient access for residents and visitors. This outside space provides a rare opportunity for those seeking a substantial private garden in a central location, with the potential to create an attractive outdoor retreat tailored to individual requirements.



Situation

St Stephens is within easy walking distance to the Newport area of the town which has a range of daily facilities including convenience store, food supermarket, petrol filling station, shop and popular public house with a pretty riverside area, adjacent Church and Bowling Club. St. Stephens primary school and St. Josephs independent school are also nearby together with Launceston Golf Club. 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) providing continental ferry port and Intercity Rail Link.

Accommodation

HALLWAY

Access to all rooms on the ground floor and under stairs cloakroom. Laminate flooring and radiator.

LIVING ROOM

Window to front elevation. Space for a range of living room furniture and log burner set on stone hearth. Wooden flooring and radiator.

CLOAKROOM

Close coupled W.C. Laminate flooring.

KITCHEN / DINER

Range of base units with worksurface above and inset sink with mixer tap. Centre Island with five burner Zanussi gas hob with dual oven below provides further workspace and storage. There is an integrated dishwasher and space for a washing machine, freestanding fridge / freezer and large dining table. Inset log burner on slate hearth, storage cupboard, radiator and laminate flooring.

Stairs rise from the hallway to:-

FIRST FLOOR LANDING

Loft hatch and carpeted.

MASTER BEDROOM

Large double bedroom with vaulted ceiling, window to rear elevation. Space for double bed and a range of bedroom furniture. Fitted carpet and radiator.

BEDROOM THREE

Generous single bedroom with window to front elevation. Space for range of bedroom furniture. Fitted carpet and centrally heated radiator. Currently used as home office.

BEDROOM TWO

Window to front elevation. Space for double bed and range of bedroom furniture. Built-in wardrobes with sliding doors, fitted carpet and radiator.

BATHROOM

Skylight to rear elevation. Close coupled W.C. and pedestal hand wash basin with stainless steel mixer tap and tiled splashback. Shower with glass sliding screen and bath with stainless steel mixer tap and tiled surround. Laminate flooring and heated towel rail.

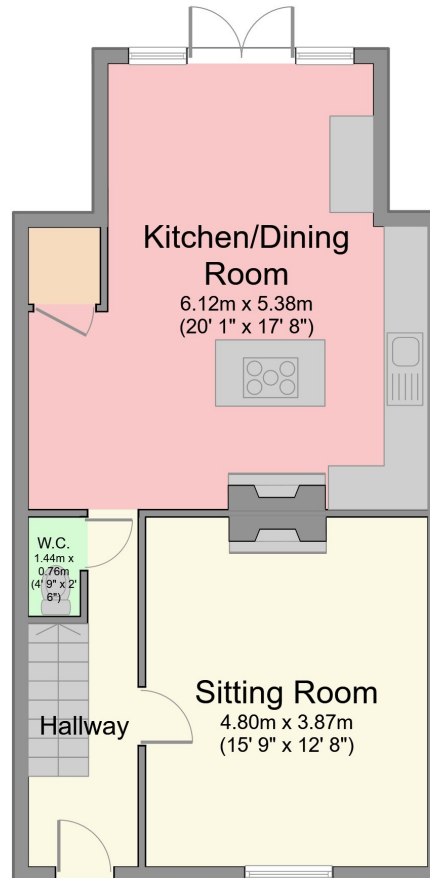




Floor plan

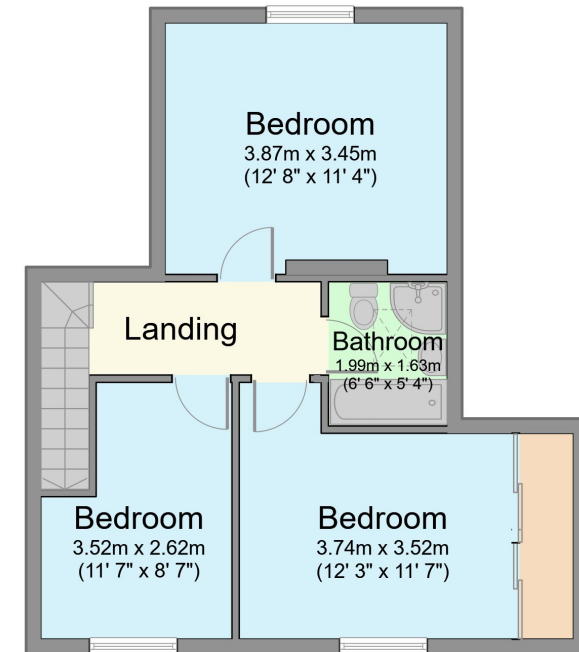
St. Stephens Hill, Launceston, PL15

Total floor area 102.2 sq.m. (1,100 sq.ft.) approx



Ground Floor

Floor area 56.3 sq.m. (606 sq.ft.) approx



First Floor

Floor area 45.9 sq.m. (494 sq.ft.) approx

Floor plans are for identification purposes only.
All measurements are approximate.

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Outside

Accessed from St. Stephens Hill, a courtyard enclosed by a low stone wall with a pathway through the centre gives access to a covered porch.

To the rear of the property there are steps leading up from the dining room to the patio bordered by a wooden fence and stone wall.

A long enclosed pathway from here leads down to the rear garden where it opens to an area chiefly laid to lawn enclosed by a wooden fence on either side with a stone wall to the rear.

There is a shed and summer house in need of renovation. Complete privacy and seclusion afforded with great further potential.



Services

Mains gas, water, electricity and drainage.



EE Rating - C



Council tax band - B



Directions

What3Words - driveways.include.brush



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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