



# 29a St. Stephens Hill

Launceston, Cornwall, PL15 8HP



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## *29a St. Stephens Hill*

Launceston, Cornwall, PL15 8HP

£475,000 Guide Price

Large four bedroom executive family home

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Private non-estate location close to town with views of Launceston Castle

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Large driveway with ample parking and integrated garage

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Abundant natural light throughout

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Private outdoor patio with Pergola

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Mature trees and scenic views

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EPC - C

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## Description

This substantial four double bedroom detached house offers spacious and versatile accommodation, ideally positioned in a private non-estate location close to the town centre with scenic views of the castle. The property features a large driveway with ample parking, an integrated garage (partially converted to storage but easily reverted), and abundant natural light throughout. The layout includes generous living spaces with direct access to a private outdoor patio, complemented by a timber pergola (with electric supply) for year-round enjoyment. The home is well suited to family living, offering practical spaces alongside attractive character features, including mature trees and panoramic views towards the castle and the Moors. EPC rating is to be confirmed.

The outside space is thoughtfully landscaped, with a front garden featuring lawn areas, a picket fence surround, and established shrubs and perennials. A paved ramp with black railing leads to a covered entrance and continues around the side of the property. The southerly aspect ensures excellent natural light and several terraces with stone wall sections provide beautiful outlooks. Large Yew trees and bluebells enhance the grounds, and there are practical additions such as an outside tap, lighting, and a timber storage shed. The rear garden is predominantly paved, offering a secluded and sheltered patio dining area with a retaining wall offering further privacy, ideal for alfresco entertaining.



## Location

The property is within easy walking distance to Newport 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, ancient pack horse bridge, adjacent Church and Bowling Club. St. Stephens primary school and St. Josephs independent school are within easy walking distance. 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

uPVC door with stained glass flag window to the side leads into:-

### Entrance Hall

Corded entrance mat leading onto fully fitted carpet area, central heating radiator, pendant ceiling light, stairs rising to first floor with storage beneath and doors to:-

### Lounge

Dual aspect with uPVC double glazed window to the front aspect in addition to the side. uPVC double glazed French doors leading to the rear garden. Fully carpeted throughout with recess spotlighting, T.V. and telephone points. Focal feature log burning stove on slate hearth with timber mantel above. Further door leads into the rear of the kitchen.

### Cloakroom

uPVC double glazed window with obscure glass to the front. Pedestal hand wash basin and close coupled W.C. Recessed spotlighting, extractor fan, central heating radiator and wood effect vinyl flooring.

### Kitchen / Diner

Door from the hallway leads into the dining area, currently used more as additional family / T.V. room with uPVC double glazed window to the front aspect having central heating radiator beneath. Recessed spotlighting, T.V. point, further radiator and space for dining table and chairs. Centre island separating the kitchen area comprising tile effect laminate flooring throughout, integrated electric hob with oven under and steel extractor hood above, square edge work surface with inset one and a half bowl sink, space and plumbing for dishwasher, matching Shaker style base units and directional spotlighting.

Double glazed patio doors to the rear garden, continuation of tile effect vinyl flooring, pendant ceiling light and matching wall units extending the kitchen space. Door leading through to:-

### Side Store

uPVC double glazed window with obscure glass to the side. Strip lighting, additional power points and space for fridge freezers. Raised chip board floor and door leading to the front of the:-

### Garage

Electric roller door. Electric consumer unit and ample storage space. The rear of the garage has a:-

### Utility Space

uPVC double glazed door with obscure glass leads to the rear garden. Square edge worksurface with space and plumbing for washing machine under. Further base units, wall mounted gas boiler for central heating and hot water, central heating radiator and continuation of tile effect flooring.

### First Floor Landing

From the entrance hall stairs rise to the first floor landing being fully carpeted throughout. Pendant ceiling light and loft access. Two door linen closet with slatted shelves. Doors to all principal rooms.

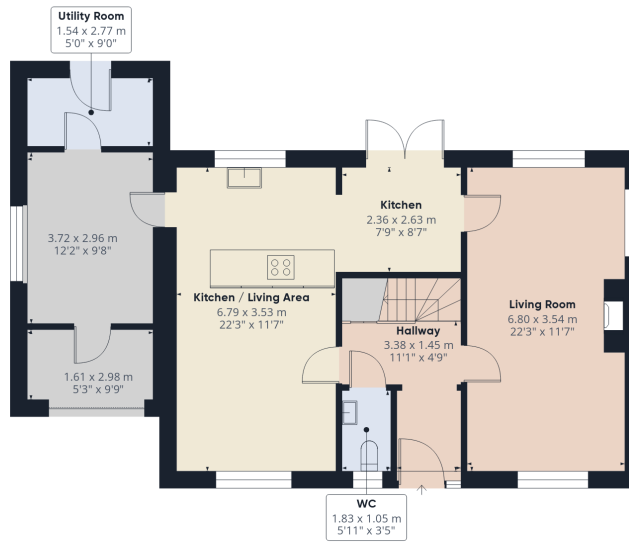
### Bedroom Three

A double bedroom with uPVC double glazed window to the rear garden. Space for bedroom furniture, continuation of carpet throughout, central heating radiator and built-in wardrobe. Pendant ceiling light.

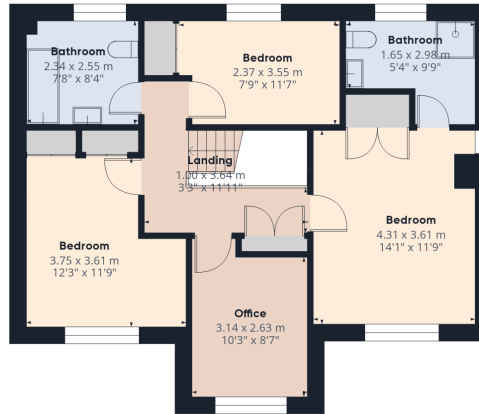


Floor plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



Approximate total area<sup>m</sup>  
151.1 m<sup>2</sup>  
1626 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Family Bathroom

uPVC double glazed window to the rear aspect. Close coupled W.C., panel enclosed bath with mixer shower over and pedestal wash hand basin with tiled splash backing. Room is tiled to half height with dual fuel electrically heated and central heated towel rail. Recessed spotlights, extractor fan, electric shaver point and wood effect vinyl flooring throughout.



### Bedroom Two

A good sized double bedroom with uPVC double glazed window to the front aspect. Continuation of carpet throughout, pendant ceiling light, space for bedroom furniture, T.V. point, central heating radiator and "his and hers" large wardrobes with hanging space and storage shelf above.



### Bedroom Four

Double bedroom with uPVC double glazed windows to the front aspect with central heating radiator beneath. Fully carpeted throughout, space for bedroom furniture, pendant ceiling light and T.V. point.



### Master Bedroom

Large double bedroom with uPVC double glazed window to the front aspect with fantastic views of the Castle. uPVC double glazed window to the side. T.V. point, ample space for bedroom furniture, large double door built-in wardrobes. Door to:-



### En-Suite

uPVC double glazed window with obscure glass to the rear. Wood effect tiled flooring throughout and tiled to half height. Pedestal hand wash basin with shaver point over, close coupled W.C. and shower enclosure with electric shower over and fully tiled splash backing. Dual fuel central heating and electric heated towel rail.



## Outside

From the front, the property is approached by a shared private tarmacadam driveway leading up to the property. The drive itself is level with block paved driveway and parking for three to four vehicles. To the far side is access to the Garage which has been partially converted to storage, but could be easily be returned back to a garage should someone require.

The front garden includes lawn areas with picket fence surround and established shrub and perennials interspersed. A paved ramp leads up to the front door with black railing and covered area which also leads around to the side of the property. The whole front of the property benefits from a southerly aspect and has several terraces with pretty stone wall sections, beautiful views of the Castle and also further in the distance towards the Moors. There are established large Yew trees beside with wood chipping area beneath and pretty Bluebells. There is an outside tap, electric meter, power and outside lighting.

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The rear garden is approached either from doors off the kitchen area, doors from the lounge or door from the rear utility. There is access to the rear from both sides of the property with paved walkway which goes around to the far side. The rear garden is predominantly paved with close boarded fence enjoying an excellent degree of seclusion and privacy, well sheltered from any prevailing winds and a 5' x 7' timber storage shed, a terraced planting area and boundary with picket fence. The rear garden also enjoys a fabulous patio / dining area with retaining wall again adding seclusion and privacy, perfect for alfresco dining. There has been a timber Pergola made above with electric supply and possibility of lighting or convenient location for hot tub.

## Services

Mains water, electricity and drainage.

## Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details

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EE Rating - C



Council tax band - E



Directions

What3Words - twitches.enjoys.changed



Virtual Tour - available on request





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