



# 1 Horwell Villas

Launceston, Cornwall, PL15 8DJ



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## *1 Horwell Villas*

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£275,000 offers in the region of

Character filled four bedroom Grade II listed home with impressive proportions

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Featuring high ceilings and an abundance of original character throughout

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Well sized garden with large parking area

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Enjoying a pleasant outlook with historic Castle views

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Within walking distance to local amenities

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EPC - D

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## Situation

Horwell Villas sit at the heart of the Newport area of Launceston. Within easy walking distance is 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 within easy walking distance also.

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.



This character-filled four-bedroom Grade II Listed home offers impressive proportions and a wealth of period charm throughout. Boasting high ceilings and an abundance of original features, the property provides spacious and versatile accommodation that beautifully combines historic character with everyday practicality.

The property briefly comprises of the following entrance hall, kitchen, cellar and dining room. On the first floor there are two double bedrooms one being currently used as a living room and family bathroom. Stairs lead up to a second floor with a further two bedrooms and eaves storage.

Outside, the property benefits from a well-sized garden, ideal for relaxing and entertaining with various seating spots and lawn. There is also a large parking area providing ample off-road parking. Enjoying a pleasant outlook towards the historic Launceston Castle, the home is conveniently situated within walking distance of local amenities, shops, schools, and services, making it an excellent opportunity for those seeking a distinctive period property in a highly convenient location.

## Accommodation

### ENTRANCE LOBBY

Accessed via wooden front door. Wooden door into storage. Slate floor and pendant light. Wooden door into:-

### ENTRANCE HALLWAY

Slate flooring, pendant lights and stairs rising to the first floor.

### KITCHEN / DINER

Large window to the side elevation having wooden shutters and window seat. Range of base and eye level units with work surface over having Belfast double sink with mixer tap and tiled splash backing. Space for washing machine and dishwasher. Oven with inset hob. Slate flooring and space for dining room table. Door leads to:-

### CELLAR

Wooden door in kitchen giving access. Stairs leading down to a substantial cellar ideal for storage. Power connected.

### DINING ROOM / LIVING ROOM

Window to the front elevation with views of Launceston Castle. Pendant lights, wooden flooring, radiator, wall lights and space for dining room table.

### FIRST FLOOR LANDING

Stairs from the Hallway rise to the landing with window to the side elevation. Wooden flooring, pendant light and stairs rising to second floor.

### BEDROOM TWO

Window to the side elevation. Wooden flooring, pendant light, feature fireplace and radiator. Space for double bed and bedroom furniture.

### BATHROOM

Window to the rear elevation. Feature fireplace. Panel enclosed bath with shower above, glass screen and tiled splash back. Close coupled W.C. and pedestal wash hand basin with separate taps and tiled splash back having light above. Pendant light. Door into floor to ceiling storage cupboard.

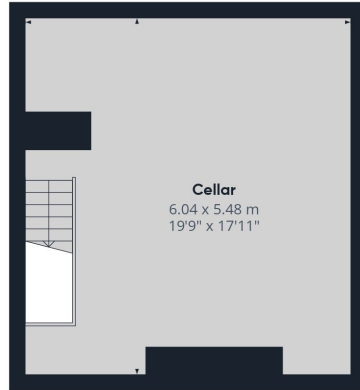
### BEDROOM ONE / LIVING ROOM

Currently used as a Living Room with two windows to the front elevation with views of Launceston Castle. Pendant lights, wooden flooring, pendant light and open fire with slate hearth. Space for living room or bedroom furniture.

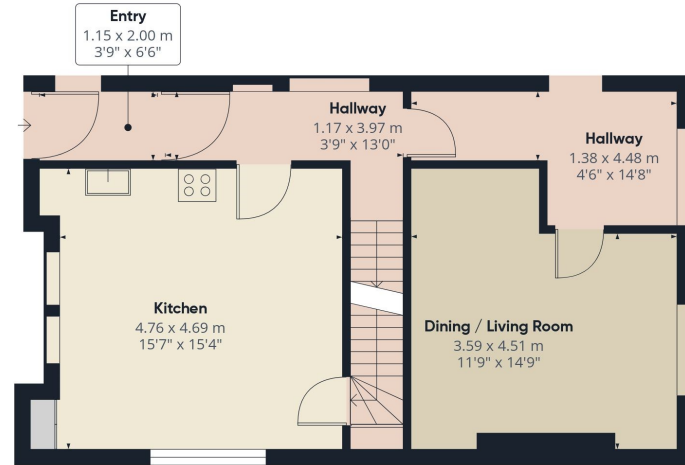


# Floor plan

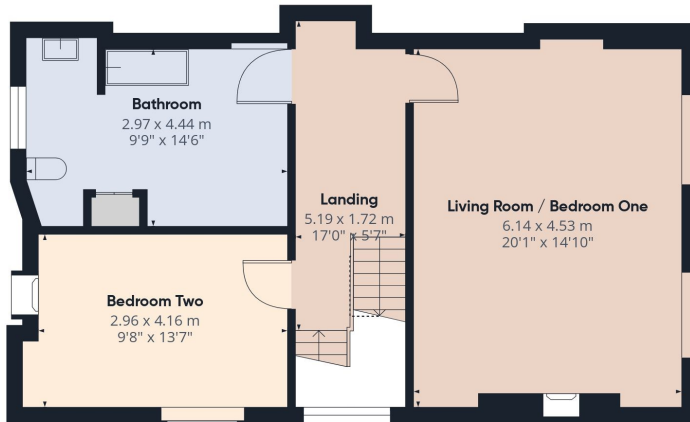
For identification purposes only, not to scale



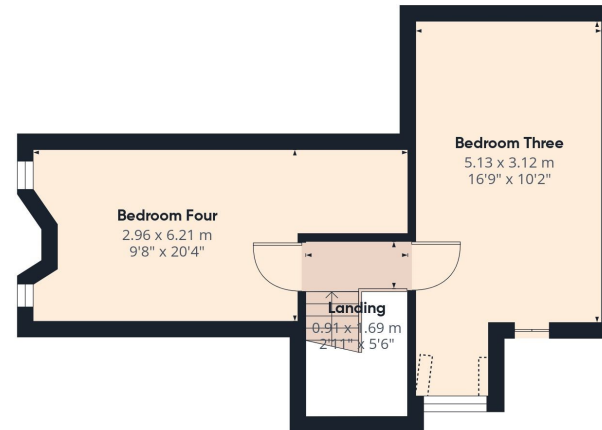
Floor -1



Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

188.6 m<sup>2</sup>  
2029 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

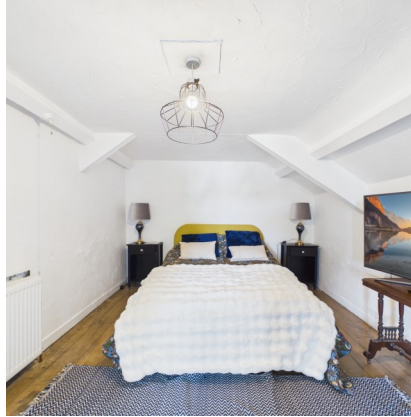
Reduced headroom  
..... Below 1.5 m/5 ft

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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## SECOND FLOOR LANDING

Window to the side elevation. Wooden floor and pendant light. Doors leading to all second floor rooms.



## BEDROOM THREE

Window to the side elevation. Door into storage cupboard. Pendant light, radiator and wooden flooring. Space for double bed and bedroom furniture.



## BEDROOM FOUR

Two windows to the rear elevation. Wooden flooring, radiator, pendant light and space for double bed and bedroom furniture.



## Outside

From the main road a metal gate provides access to the front of the property where steps lead up to the front garden which is laid to lawn and enclosed by stone walling. Concrete steps lead to the front door. To the side of the property there is a garden which is laid to lawn with various trees, flower beds and gravelled path leading to the rear of the property where there are two seating areas and entrance to the rear of the property. From the main road there is access to a parking area which is currently half laid to lawn and gravel providing an ample amount of parking. There are steps leading down to the entrance of the property.

## Services

Mains water, electricity, gas and drainage.

⚡ EE Rating - D

£ Council tax band - C

/// Directions

📍 What3Words - **///**postage.mirroring.prank

👤 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](http://www.kivells.com).

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