

Situated in a tucked away location is this spacious 4 bedroom detached property with 3 en-suites with fantastic views and a generous plot which includes ample off-road parking and turning space alongside 2 double garages and a further store room.

The external space also includes a decked area with a hot tub featuring the wonderful sweeping views. Steps lead down to a further garden area with an AstroTurf grass area where there is a fantastic garden and games room with bi-fold doors taking full advantage of the views alongside a useful home office. The property itself features reverse level living accommodation to take full advantage of the wonderful elevated views from the open-plan living room and the kitchen and breakfast room. Double doors lead out from the breakfast room to a South facing balcony which is the ideal evening seating area and there are bi-fold doors that open from the living room which enjoy a fantastic outlook.

On the ground floor there are 4 bedrooms all of which are a good size with 3 en-suite shower rooms. The master bedroom has a range of fitted wardrobes, an en-suite and double doors with a wonderful outlook and access to the decked area. The property is approached via secure electric sliding gate leading onto a driveway where there is off-road parking for numerous vehicles alongside space for caravan or a motor home for example. The garages and outbuildings provide ideal storage for classic cars or a great workshop space. The property benefits from a recently installed EV car charger powered from the solar panels on the property.

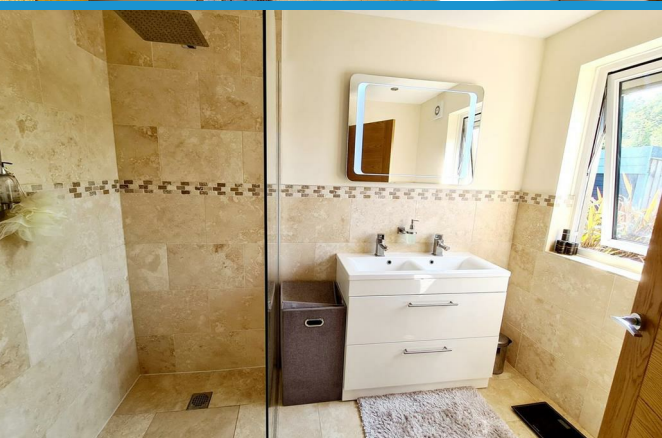
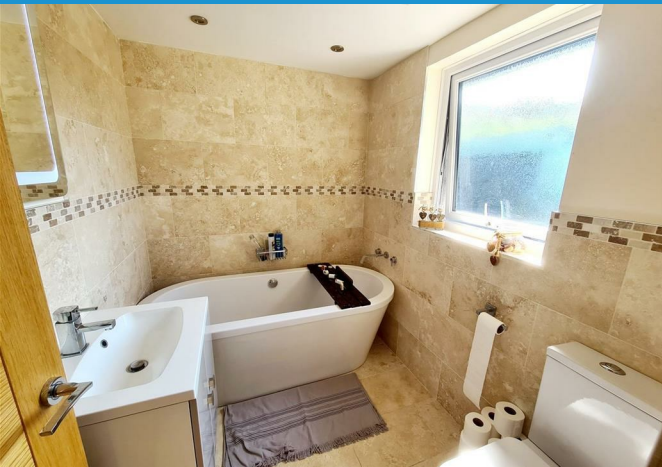


- Fantastic modern detached home
- 4 Bedrooms & 4 bathrooms
- Wonderful views to the side

- Meticulously updated and modernised throughout
- Double garage plus carport
- Plenty of off road parking
- EV car charger

### Situation

Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline alongside Plymouth and Exeter. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.



**Hallway**

**Living Room**

21'8" x 15'3" (6.61m x 4.67m )

**Kitchen / Dining Room**

20'4" x 12'3" (6.20m x 3.75m )  
6.20m x 3.75m narrowing to 2.70m

**First Floor**

**Bedroom**

11'7" x 8'5" (3.55m x 2.59m )  
Plus Recess

**En-suite**

7'10" x 2'11" (2.41m x 0.90m )

**Bedroom**

8'8" x 9'7" max (2.66m x 2.94m max)

**Bedroom**

15'4" x 10'8" (4.68m x 3.26m )

**En-suite**

8'7" x 5'11" (2.63m x 1.82m)

**Bedroom**

13'0" x 8'9" (3.98m x 2.69m)

**En-Suite**

9'8" x 4'7" (2.97m x 1.40m)

**Bathroom**

7'8" x 5'8" (2.36m x 1.74m)

**Garden Room**

20'0" x 17'3" (6.12m x 5.26m)  
6.12m narrowing to 5.26m x 5.12m

**Office**

10'7" x 7'3" (3.23m x 2.23m )  
3.23m narrowing to 2.23m x 2.50m

**Cellar**

26'8" x 20'6" (8.14m x 6.26m)

**Double Garage**

31'6" x 19'5" (9.61m x 5.93m )

**Garden Store**

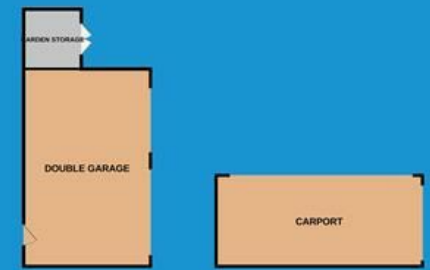
9'8" x 9'4" (2.96m x 2.85m )

**Car Port**

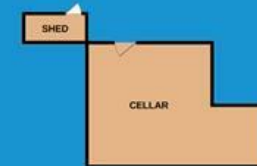
28'5" x 10'9" (8.68m x 3.30m )

**Services**

Mains Electricity, Water and Drainage.  
Council Tax Band E  
Central Heating Type - Storage Heaters  
Solar panels - The solar panels are owned by the vendors and generates on average around £400 per year.  
Agent Note - Tree preservation on an Oak Tree on the adjoining boundaries.



**BASEMENT**



**GROUND FLOOR**



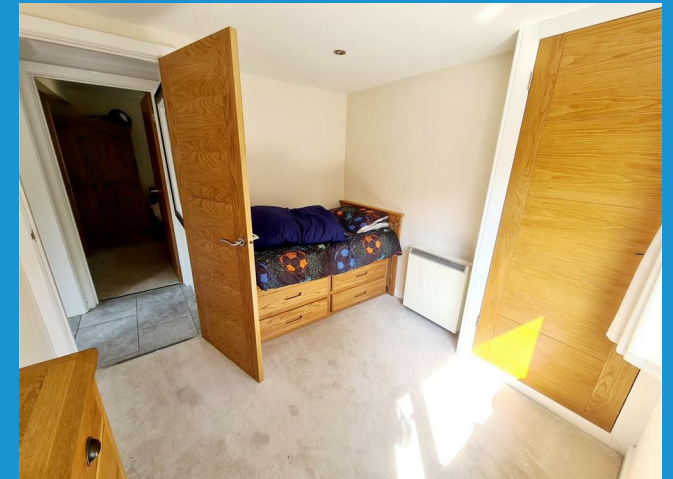
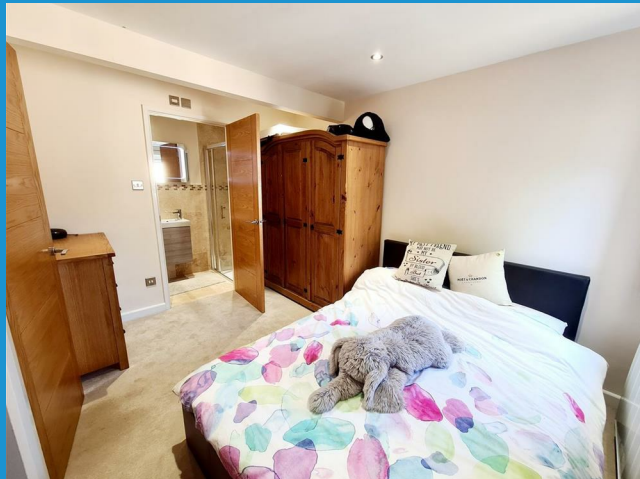
**FIRST FLOOR**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# Launceston



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