



1 Shooting Park Cottages

Launceston, Cornwall, PL15 9BH

KIVELLS

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£200,000 O.I.E.O.

Three bedroom end terrace house

Well maintained throughout with new roof installed Spring 2025

Low maintenance gardens to the front and side with rear courtyard

Enjoying stunning views of the rolling countryside

Conveniently located within walking distance to local amenities

EPC—D



Location

Shooting Park Cottages are located off Race Hill and within easy walking distance of the social, commercial and shopping facilities of Launceston town centre, Launceston Leisure Centre, Windmill Primary School, Launceston College and supermarket. The property has convenient access to the A30 dual carriageway which is within approximately 1/4 of a mile.

In all directions from Launceston there is scenery of outstanding natural beauty, be it the rugged North Cornish coast to the north, the wild open spaces of Bodmin Moor to the west or Dartmoor National Park to the east. Running south from the town are the hidden secrets of the Tamar Valley steeped in 18th Century mining history and renowned for Salmon fishing. East of Launceston, Exeter (42 miles) provides intercity rail link, M5 motorway link and international airport, whilst the city of Plymouth to the south has intercity rail link and continental ferry port.

Accommodation

Entrance via:-

SUN ROOM / FRONT PORCH

Windows to the front elevation enjoying fantastic countryside views. Exposed stonework, tiled flooring and wall lights. Door leading into:-

ENTRANCE HALLWAY

Stairs rising to the first floor, carpeted flooring and radiator. Door leading into the living room.

LIVING ROOM

Window through to the sunroom, feature open fireplace with wooden mantel and marble hearth. Pendant ceiling light, radiator and wooden flooring. Ample space for living room furniture. Door to under-stairs storage cupboard housing the boiler.

KITCHEN / DINER

Window to the rear elevation, doors leading to utility room and rear porch. A range of base and eye-level units with work surfaces over, tiled splashbacks and inset ceramic sink with drainer and mixer tap. Free-standing electric oven with extractor fan above, along with an integrated fridge and freezer. Tiled flooring, spotlights to the kitchen area, pendant light to the dining area, radiator and space for a dining table.

UTILITY ROOM

Window to the rear porch. Eye-level units with work surface and tiled splashback. Space and plumbing for a washing machine and tumble dryer. Close-coupled W.C. and pedestal wash hand basin with separate taps and tiled splashback. Radiator, ceiling light and tiled flooring.

REAR PORCH

Door to rear courtyard.

FIRST FLOOR LANDING

Access to loft hatch, window to the side elevation, carpeted flooring and doors leading to all rooms.

BATHROOM

Obscure window to the rear elevation. Panel-enclosed bath with mixer tap and tiled splashback, corner shower with clear doors, close-coupled W.C. and pedestal wash hand basin with separate taps and mirror above. Radiator, spotlights and tiled flooring.

BEDROOM TWO

Window to the rear elevation, radiator, ceiling light, wood effect laminate flooring and space for a double bed and bedroom furniture.

BEDROOM ONE

Window to the front elevation enjoying countryside views, radiator, ceiling light, wood effect laminate flooring and space for a double bed and bedroom furniture.

BEDROOMTHREE

Window to the side elevation, radiator, ceiling light, wood effect laminate flooring and space for a single bed.

AGENTS NOTE

Please note that the neighbouring property does have access through the rear courtyard.

Outside

The property occupies an elevated position, boasting fantastic views across the rolling countryside. Steps to the front provide access to the main entrance. The front, side and courtyard gardens are arranged with gravel and patio slabs, with separate seating areas catching the light at different times of the day, from sunrise through to sunset. There is also a pond feature. In addition, a practical lean-to shed at the rear offers further storage space.

Services

Mains water, electricity and drainage. Gas central heating.



EE Rating - D



Council tax band - B



Directions

What3Words – along.reviewed.interlude



Virtual Tour - Available upon 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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