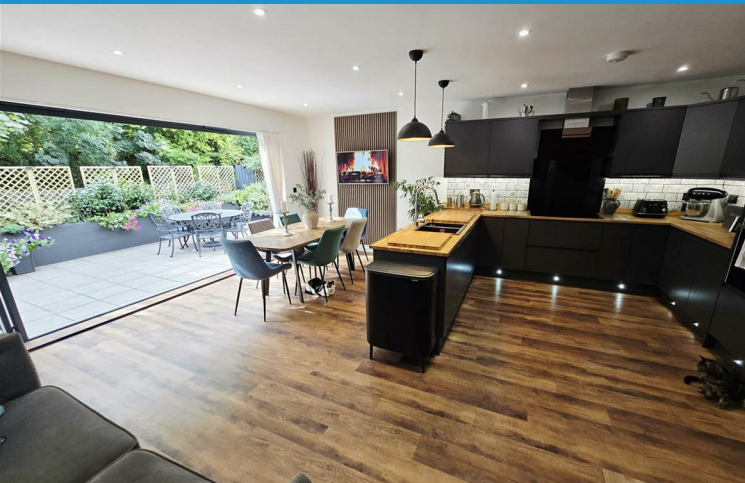


1 | Station Mews Launceston





A stunning four/five-bedroom modern home offering beautifully appointed and highly versatile accommodation arranged over three floors, tucked away in a peaceful position on the outskirts of Launceston.

At the heart of the home is the hugely impressive open-plan kitchen and family room, a wonderfully sociable space with a stylish range of fitted units, breakfast bar and ample room for a six-seater dining table and chairs. Bi-fold doors open directly onto the rear south-facing garden, creating a seamless connection between indoors and out and making this an ideal space for entertaining and enjoying warmer, sunny days.

To the front of the property is off-road parking for two vehicles. The entrance opens into a welcoming hallway, with a cloakroom/WC to one side and a versatile home office or fifth/guest bedroom to the other. From here, the hallway leads through to the superb kitchen and family room.

The first floor features a spacious and inviting living room with an attractive feature fireplace. Patio doors open onto a private balcony which enjoys the early afternoon sunshine and provides a charming outlook towards the Steam Railway line. Also on this floor is a generous double bedroom with its own en-suite shower room.

A further staircase rises to the second floor, where there are three additional bedrooms, including two spacious doubles and a good-sized single bedroom, all served by a well-appointed family bathroom.

Outside, the property benefits from a low-maintenance paved rear garden with attractive raised beds containing a variety of established plants and shrubs, with fencing providing a good degree of privacy. A pathway to the side of the house provides gated access back to the front.

Offering an impressive 1,539 sq ft of accommodation, this stylish contemporary home combines generous proportions with excellent versatility and appealing outside spaces, making it ideally suited to modern family life, home working and entertaining.



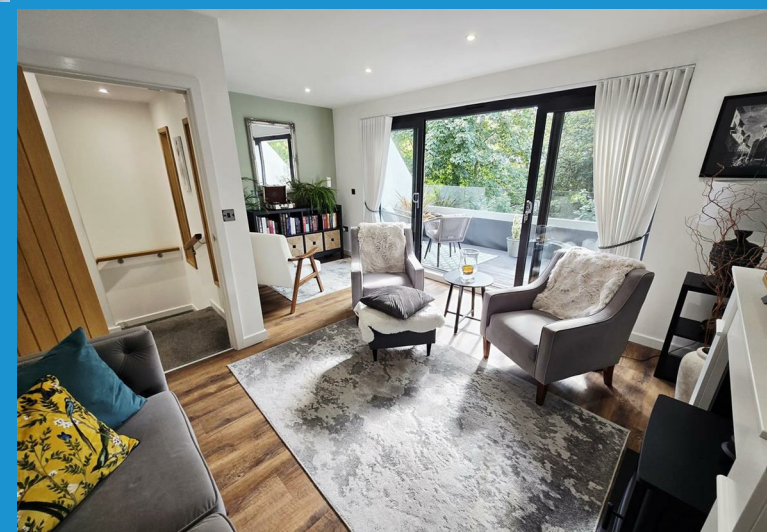
- Fantastically Presented Home
- 4/5 Bedroom Property
- Parking for 2 Vehicles
- Electric Car Charger
- Low Maintenance Garden
- Open Plan Kitchen / Family Room

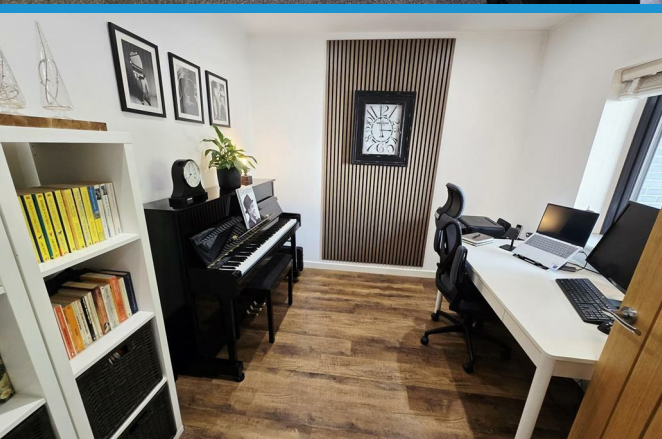
Situation

Launceston is an ancient town steeped in History with the imposing Launceston 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 the Cornish peninsula 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 the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postal code for the property is PL15 8FP. From the town centre, proceed towards Bude on St Thomas Road, continue ahead through the traffic lights and take the next left turning. Follow this road ahead passing the river and the bowling club, take the second left turning and you will see the property ahead on the right.





Entrance Hallway

Cloakroom

5'3" x 3'3" (1.61m x 1.01m)

Bedroom 5 / Study

9'10" x 9'0" (3.00m x 2.76m)

Kitchen / Family Room

19'3" x 17'5" (5.89m x 5.32m)

5.32m narrows to 2.40m

First Floor

Living Room

17'6" max x 15'7" (5.34m max x 4.77m)

4.77m narrows to 2.40m

Bedroom 1

14'0" x 10'7" (4.29m x 3.25m)

En-Suite

7'0" x 7'2" (2.15m x 2.20m)

2.15m narrows to 1.80m

Second Floor

Bedroom 2

16'0" x 9'8" (4.88m x 2.96m)

4.88m narrows to 4.42m

Bedroom 3

13'0" x 9'8" (3.97m x 2.96m)

3.97m narrows to 3.08m

Bedroom 4

10'6" x 7'4" (3.22m x 2.25m)

Bathroom

7'3" x 6'5" (2.21m x 1.98m)

1.98m narrows to 1.67m

Services

Mains Electricity, Water and

Drainage

Council Tax Band D

Air Source Heat Pump

Agents Note

Residents Management Company

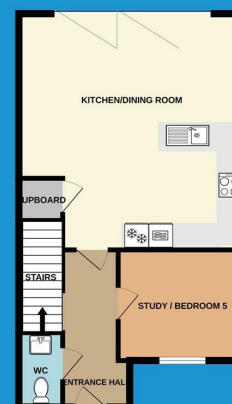
Charge is approximately £100-

£150 per annum.

There is an additional parcel of land beyond the property which is shared with the neighbouring property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



Second Floor

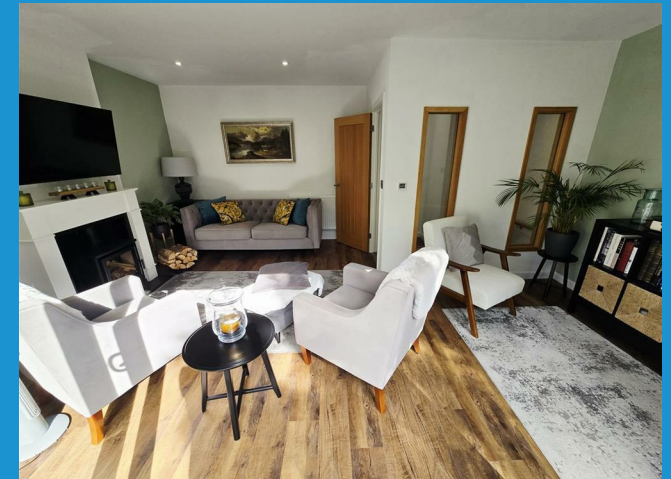
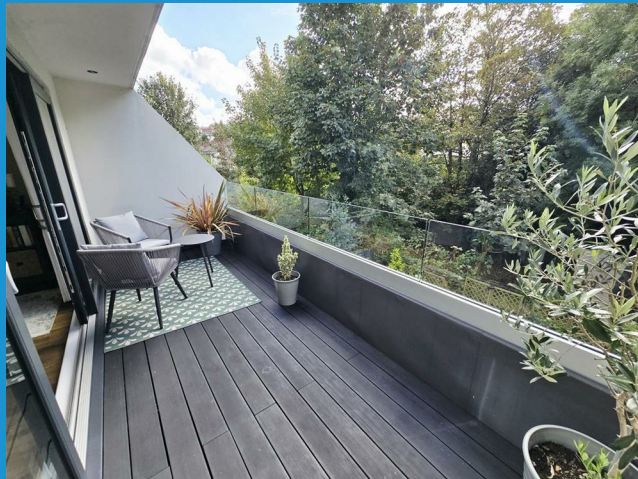
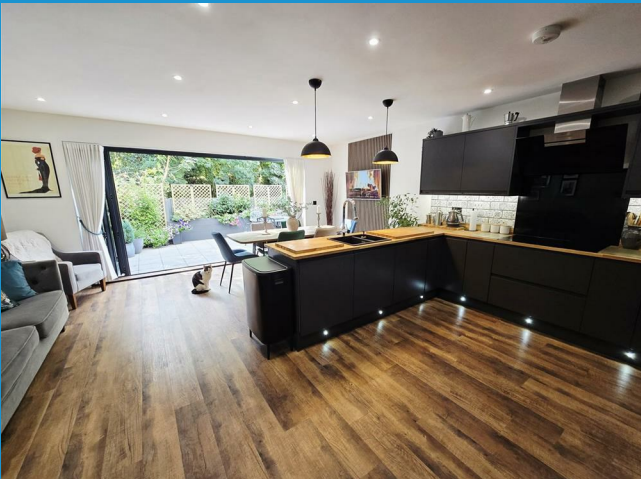
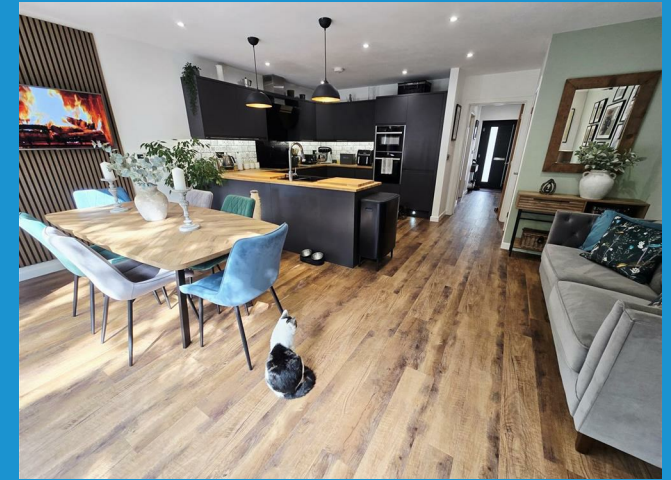


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AML CHECKS:

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IMPORTANT:

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.