

Tavistock Road

Launceston  
PL15 9EZ

Offers In The Region Of  
£550,000

- CHARCTER COACH HOUSE
- LARGE PRIVATE WALLED GARDENS
- DETACHED BARN
- LARGE BARPORT/GARAGE
- PRIVACY
- CLOSE TO TOWN CENTRE
- PLANNING FOR TWO FURTHER DWELLINGS
- FIVE BEDROOMS
- GREAT FAMILY HOME
- HUGE POTENTIAL



**Tenure - Freehold**

**Council Tax Band - E**

**Floor Area - 2152.00 sq ft**



5



2



3



F37

### **Property**

An attractive and character and highly individual five bedroom detached family home which offers huge potential and flexibility and would be ideal for multi generational families with a detached barn and planning for two detached bungalows in the walled in grounds. The gardens are well established and there is an open garage/ workshop, detached barn, and also within the grounds there is planning for two detached bungalows. Planning No: PA23/04849.

The property requires some modernization but offers great accommodation that briefly comprises entrance hall, sitting room, kitchen/diner, utility room, snug, store room, shower room and on the first floor are five bedrooms and a family bathroom.

### **Location**

Launceston is an ancient town and was once the capital of Launceston and has a stunning and imposing castle overlooking the town and surrounding countryside. The town offers an extensive range of local shops and business, schools and is bypassed by the main A30 dual carriageway providing easy access further into Cornwall, or East into Devon, about two miles away towards Exeter.

### **Entrance Porch**

Leading to:

### **Entrance Hall,**

Paneled radiator, door to

### **Sitting Room**

19'6" x 15'3" (5.95m x 4.66m)

A well proportioned room, paneled radiator, two windows to front elevation, glazed door to the front, wall lights, fire place.

### **Kitchen/Diner**

15'5" x 14'9" (4.70m x 4.52m)

Extensive range of farmhouse style base and wall units, work tops, tiled splash back, three window to front elevation, electric cooker point, single drainer sink unit.

### **Inner Hall**

Stairs to first floor and door to:

### **Utility Room**

7'3" x 7'1" (2.23m x 2.17m)

Belfast sink, plumbing for washing machine, slate tiled floor, window to garden, oil fired boiler.

### **Snug**

11'3" x 9'1" (3.43m x 2.78m)

Half glazed door to garden, paneled radiator, built in traditional 'Cornish Range'

### **Shower Room**

8'2" x 6'7" (2.51m x 2.02m)

Tiled walls, shower cubicle, low level WC, wash basin, window to rear.

### **Store Room**

13'10" x 7'5" (4.23m x 2.27m)

Beamed ceilings window to rear.

### **First Floor Landing**

Window to rear, built in cupboard, airing cupboard.

### **Main Bedroom**

14'10" x 13'7" (4.53m x 4.15m)

With extensive range of bedroom furniture, dual aspect to front and side.

### **Bedroom Two**

4.76m x 3.64m

Three windows to side and front, paneled radiator,

### **Bedroom Three**

11'7" x 10'5" (3.55m x 3.20m)

Window to front elevation, paneled radiator.

### **Bathroom**

6'3" x 6'2" (1.91m x 1.90m)

Paneled bath, low level WC, wash basin, window to side elevation, paneled radiator.

### **Bedroom Four**

12'2" x 10'0" (3.71m x 3.06m)

Window to side, beamed ceilings.

### **Bedroom Five**

14'6" x 7'5" (4.44m x 2.27m)

Window to rear, paneled radiator.

### **Outside**

The entrance is approached via double wrought iron gates, leading to the parking area and to Garage/Carport and paths leading down to a lower sheltered lawn area and extra parking and further paths leading to rear walled rear garden which is well established and well stocked. Path leading to the detached barn.

Greenhouse 3.99m x 1.61

### **Carport/ Garage/ Workshop**

20'0" x 16'4" (6.10m x 5.00m)

Power, loft storage, concrete floor.

### **Detached Barn**

13'5" x 12'2" (4.09m x 3.71m)

A stone barn with tiled floor, door to rear, power and light,



### Services

Mains Water, Electricity, Drainage, Oil fired central heating.  
Council tax band 'E'



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but aren't currently in a proceedable  
position?

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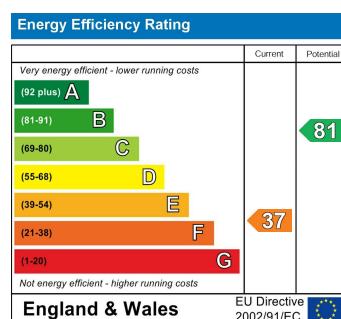
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