



**Copper Beeches, 1B St Johns Road,
Launceston, Cornwall, PL15 7DA**

Guide Price £499,950 Freehold





A beautifully presented executive style home in tucked away yet convenient location

- 4 Bedrooms (3 En Suites)
- Stunning Kitchen/Breakfast Room
 - Lounge
 - Bathroom & Cloakroom
 - Large Ground Floor Suite
- Extensive Off Road Parking
- Enclosed Private Gardens
 - EPC C & Council Tax E

SITUATION The property sits in a convenient location near to Launceston town centre with garage/convenience store close by. Launceston has a range of supermarkets, doctors, dentist and veterinary surgery together with a leisure centre, 2 testing 18 hole golf courses and easy access to the A30.

The A30 links the Cathedral Cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport. Both the North and South coastlines are accessible and the city port of Plymouth is 18 miles to the south with deep water marina and regular ferry services serving northern France and Spain.

DESCRIPTION A most impressive property built in 2010 of block construction with brick facade and interlocking slate tiled roof. The property has been the cherished home of the current vendors for the

last 10 years, who have invested considerable expenditure and improvement on the property creating additional ground floor accommodation, ideal as a guest suite or for a dependent relative.

The spacious accommodation is illustrated on the floorplan and briefly comprises: storm porch with part-glazed door opening into entrance hall with stairs rising to first floor and door into cloakroom with low flush WC and wash hand basin. Pair of part glazed doors into the lounge with bay window to the front aspect and patio doors to the rear opening onto the extensive decked patio area.

The stunning kitchen/breakfast room comprises a range of base and wall units with granite work tops over, island unit with under set 1½ bowl stainless steel sink unit with mixer taps, fitted high-level microwave oven and coffee maker, integral dishwasher and appliance space for cooker with extractor hood over and splashback. Opening into



the triple aspect dining area with patio doors opening onto decked patio terrace.

From kitchen, door into rear hallway with door to the rear of the property. The utility room has plumbing and appliance space for washing machine and tumble dryer, bespoke sink unit with shower attachment, store cupboards, drawers and cupboard housing mains gas fired boiler. From rear hallway door into the ground floor bedroom suite with a pair of windows to the front aspects, floor-to-ceiling wardrobes and walk-in wet room with shower, vanity wash hand basin and low flush WC with concealed cistern.

Upstairs is the landing with doors to all rooms. Bedroom 1 has window to the front aspect, a range of floor to ceiling wardrobes providing ample storage, access to a most useful under eaves storage area and

an en suite shower room with walk in shower cubicle, wash hand basin and low flush WC. Bedroom 3 has window to the front aspect, floor to ceiling wardrobes and en suite shower room with circular wash hand basin set on vanity unit, low flush WC and walk in shower cubicle. Bedroom 4 has Velux window, floor to ceiling wardrobes and airing cupboard. The family bathroom comprises walk in shower, bath, wash hand basin with vanity unit and WC.

OUTSIDE Accessed via a small section of tarmac driveway which leads to a private gravelled driveway flanked on either side by lawned gardens. Electric gates open to the parking area immediately adjoining the property. EV charge point. Paths either side of the property lead to the level rear lawned garden which has an extensive raised decked patio area, ideal for al fresco dining or entertaining. The gardens are fully

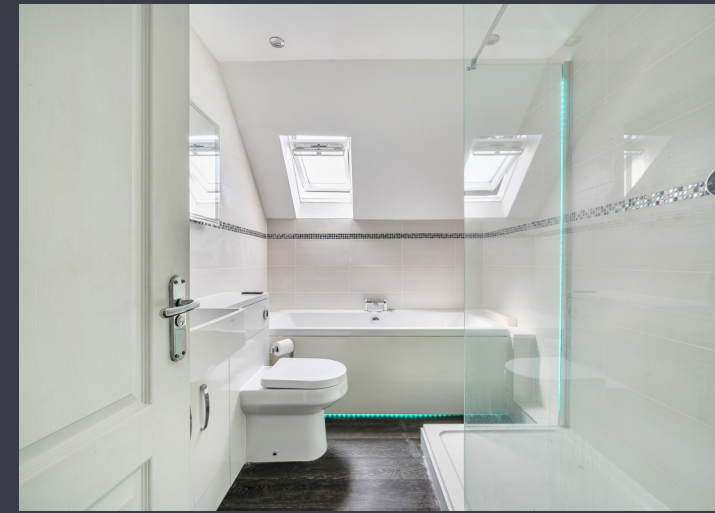
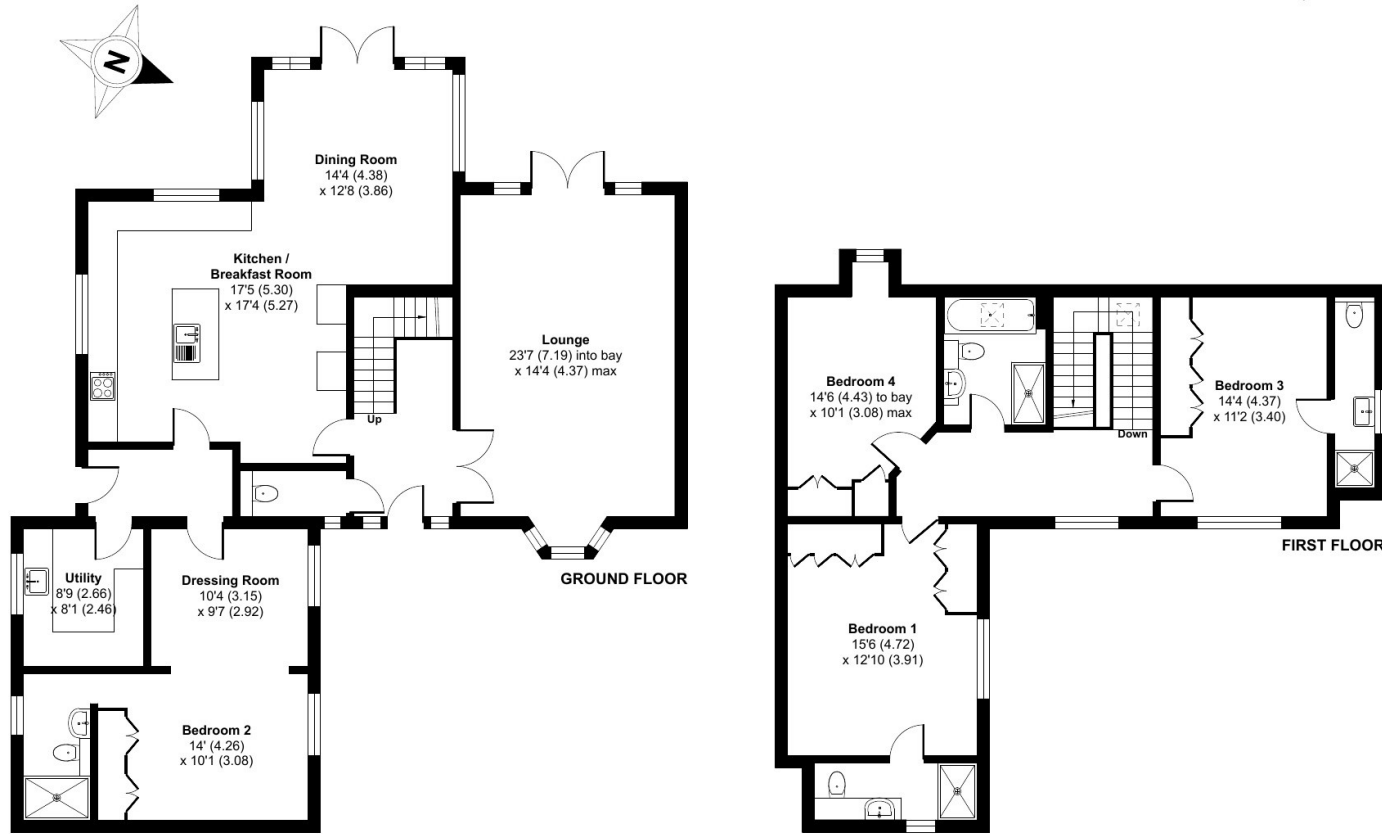


enclosed with well-defined hedge and fence boundaries. Timber garden shed.

SERVICES All main services connected. Mains gas central heating with underfloor heating to the ground floor and radiators to the first floor. Double glazed throughout. Council tax band E. Full EPC document available on request. FTTP broadband installed to property. Mobile phone coverage: visit Ofcom website. Please note the agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment with the vendor's appointed Agents, David J Robinson Estate Agents and Auctioneers.

Approximate Area = 2160 sq ft / 200.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1452148

For more information or to arrange a viewing, please contact us:

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