





Enjoying an elevated view to the rear is this substantial semi detached 5 bedroom home with a further 2 bedroom self contained annexe. Refurbished to a high standard retaining numerous period features throughout.

You step into a hallway with a period beautiful wooden staircase. The sitting room overlooks the side garden and has a large feature bay window allowing light to fill the room. Beyond here is the open plan kitchen/dining room. The dining area is a fantastic size for entertaining and great view towards St. Stephens. The ceiling in the dining area has original decorated cornice and ceiling rose. To one side of this room is a fireplace housing a multi fuel wood burner. The kitchen area has a range of shaker style eye and base level units plus various integrated appliances. Also situated on the ground floor is a utility room and cloakroom.

On the first floor there are 4 bedrooms all sharing a generous family bathroom. Most of the bedrooms enjoy views over the garden toward St. Stephens. A further staircase takes you up to the master bedroom suite which takes up the entire second floor divided into a large bedroom area and a snug. A door takes you into a luxurious ensuite with both shower and bath.

From the entrance hall a staircase takes you down to the lower ground floor where you find a self contained annexe with a further door out to the garden. There is a recently fitted kitchenette, sitting room with view over the garden, 2 bedrooms (1 en suite) and a further shower room. The annexe is perfect for those wanting to move with a dependent relative or to rent out (STP).

The landscaped gardens are found to the side and rear. The rear garden is level and laid to lawn with a decked area. The side garden is planted with a range of trees and shrubs creating colour and interest throughout the year. There is an area of garden beyond the rear fence that belongs to the property which could be utilised further. There is driveway parking for 2.



- Substantial character home offering flexible accommodation.
- 5 Bedrooms in the main house plus a self contained annexe

- Completely refurbished throughout retaining character features
- Landscaped gardens with tremendous views plus driveway parking

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 (1.6 km) 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 whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco’s, M&S Food Hall and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode PL15 8BN. Exit the town centre down St Thomas Road passing The Castle. After a short distance turn right into Wooda Road and continue ahead passing St Thomas Hill on your left. As the road bears to the right the property will be seen immediately on your left hand side. The parking for the property can be located past the wall also on your left.





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Entrance Hallway

Sitting Room

16'0" x 15'5" (4.88m x 4.72m)

Utility Room

8'7" x 4'11" (2.64m x 1.50m)

WC

7'10" x 4'7" (2.40m x 1.40m)

Dining Room

13'6" x 13'5" (4.14m x 4.09m)

Kitchen

9'4" x 8'11" (2.87m x 2.72m)

First Floor

Bedroom 2

13'3" x 12'5" (4.06m x 3.81m)

Bedroom 3

13'5" x 10'5" (4.11m x 3.18m)

Bedroom 4

10'7" x 8'0" (3.23m x 2.44m)

Bedroom 5

10'0" x 9'8" (3.05m x 2.95m)

Family Bathroom

Second Floor

Bedroom 1 / Snug Area

27'1" max x 15'5" max (8.26m max x 4.70m max)

En-Suite

16'7" max x 11'11" max (5.08m max x 3.64m max)

Annexe

Kitchenette

6'9" x 4'9" (2.08m x 1.47m)

Bedroom 1

13'10" x 10'0" (4.22m x 3.05m)

En-Suite

Bedroom 2

11'6" x 10'11" (3.53m x 3.33m)

Sitting Room

11'5" x 10'4" (3.48m x 3.15m)

Bathroom

Services

Mains Electricity, Gas, Drainage and Water

Council Tax Band C

The property is within a Conservation Area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Lower Ground Floor



Ground Floor



First Floor

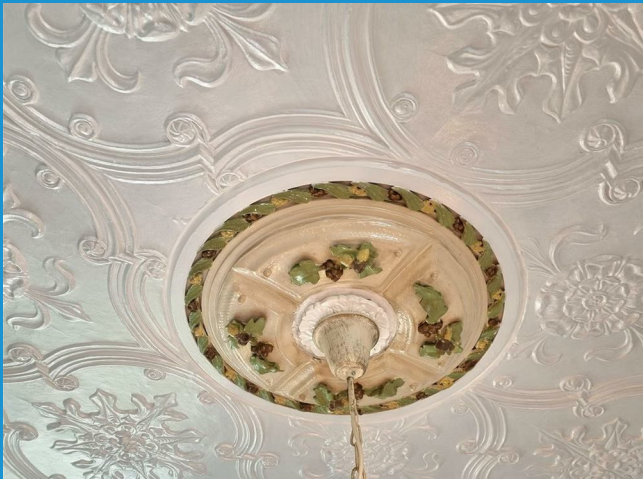


Second Floor





Dockacre Road | Launceston



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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.