



**1 East Mill,
Launceston, Cornwall, PL15 8HU**

Guide Price £249,950 Freehold





End of terrace property with accommodation over three floors, in a peaceful yet accessible location

- 3 Bedrooms (1 En Suite)
 - Lounge
- Stylish Kitchen/Breakfast Room
 - 2 Shower Rooms
 - Study/Hobbies Room
 - Courtyard Garden
 - Off Road Parking
- EPC D & Council Tax C

SITUATION Situated in a sought-after location in the most attractive historical part of Launceston, next to a local beauty spot adjoining the River Kensey. Local amenities include a public house, petrol station, general stores and bowling club all within walking distance.

Launceston offers a wide variety of amenities including supermarkets, doctors, dentists and veterinary surgeries, together with educational facilities, numerous sporting clubs and a testing 18-hole golf course within 0.25 miles.

The A30 is less than 2 miles away, providing excellent transport links to the Cathedral cities of Truro and Exeter. The city port of Plymouth is 21 miles away, with regular ferry crossings to northern France and Spain.

DESCRIPTION A most comfortable home created from the conversion of a former Mill built in the

1850s of attractive local stone. The property has been the cherished home to the current vendor of the last 30 years.

The accommodation is arranged over three floors, clearly illustrated on the floorplan and briefly comprises: steps with railings up to the glazed front door into the entrance lobby with cloaks hanging space and leading into the hallway with laminate floor, stairs rising to the first floor and door into the lounge with windows to the front aspect.

Spacious kitchen/breakfast room which has a range of base and wall mounted units, composite granite worktops and tiled splashbacks, underset ceramic sink with mixer taps, appliance space for range cooker with extractor hood over, space and plumbing for washing machine, appliance space for American style fridge/freezer and matching island unit. Wall mounted mains gas boiler. Window with



deep sill to the rear aspect with door leading to the rear courtyard garden with paved and gravel terrace, ideal for al fresco dining.

From the kitchen door with stairs descending to lower ground floor, door into the spacious 3rd bedroom with a pair of windows to front aspect, display shelf and radiator. Hobbies room/study with access to understairs storage area and shower room comprising walk-in shower cubicle with electric shower, low flush Saniflo WC and pedestal wash hand basin.

From hallway there is a bifurcating staircase leading to a pair of landings, one of which has door into bedroom 1 with a range of floor to ceiling wardrobes with sliding mirror doors, feature exposed ceiling beam, window with deep sill to side

aspect and door into en suite bathroom comprising of freestanding ball and claw bath with telephone style mixer taps, vanity wash hand basin, low flush WC, window with deep sill to rear aspect and walls panelled to half height. The second landing has a linen cupboard with slatted shelves and door into bedroom 2 being double aspect with access to the deep wardrobe.

There is a family shower room with contemporary suite of curved corner shower unit with inset mixer taps, vanity wash hand basin unit with integral low flush WC with concealed cistern and frosted window to front aspect.

OUTSIDE There is tandem off road parking space for two vehicles and a gravel pathway leading to the

back door of the property and the most attractive courtyard garden. Area with timber shed.

SERVICES All mains services connected. Double glazed windows throughout. Mains gas fired central heating. Council tax band C. Full EPC documentation available on request. For Internet and mobile phone coverage please visit Ofcom website. Please note the Agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment with vendor's appointed Agents, DJR Estate Agents and Auctioneers.

DIRECTIONS

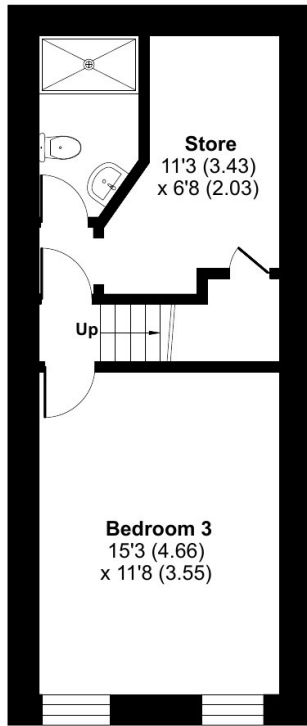
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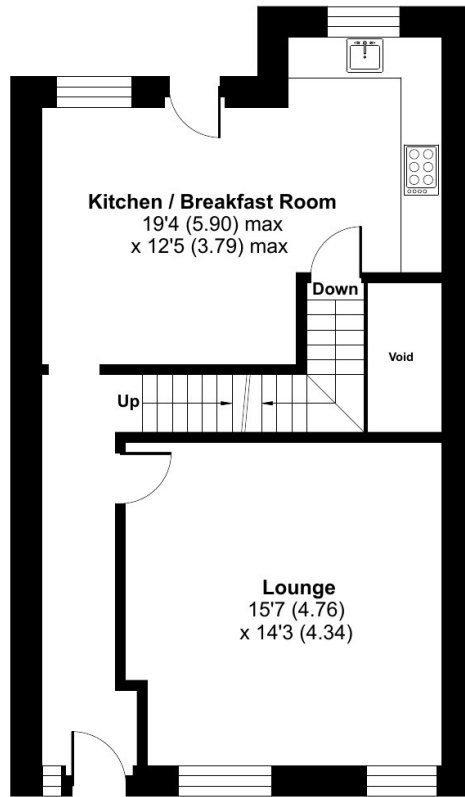


Approximate Area = 1597 sq ft / 148.3 sq m (excludes void)

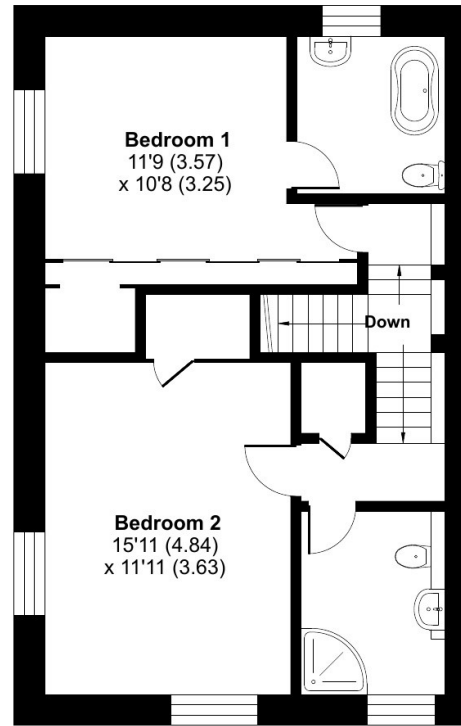
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1439468



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

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



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