



**Penglair, Landlake Road,
Launceston, Cornwall, PL15 9HP**

Guide Price £625,000 Freehold





A remarkably spacious family home within convenient distance of all local amenities

- 5 Bedrooms (2 En Suites)
- Kitchen/Breakfast Room
- Lounge & Dining Room
 - Garden Room
 - Plantsman's Garden
- Garden, Car Port & Parking
 - In All About 0.48 Acres
 - EPC C & Council Tax F

SITUATION Situated on the edge of the market town of Launceston with good access to the college, Coronation Park, leisure centre and the doctors' surgery. Further amenities in the town include shops, dentists', places of worship, veterinary surgery and supermarkets together with numerous sporting clubs and two testing 18 hole golf courses within 2-3 miles.

The vital A30 is nearby, linking 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. The city port of Plymouth is 20 miles to the south with a deep water marina and regular ferry crossings serving northern France and Spain.

The North and South Cornish coasts are 17 and 24 miles away respectively.

DESCRIPTION Located at the end of a "No Through Road", this substantial family home, built in the late 1960s of concrete block construction beneath a tiled roof, has been successfully extended by the current vendor over their 24 years occupation, to create a home of rare quality and comfort.

The accommodation is illustrated on the floorplan and briefly comprises: front door into entrance porch which leads into a most impressive garden room with underfloor heating, patio doors to the garden and unique feature glass windows by local artist Jo Downs between the garden room and dining room. There is a cloakroom with WC and sink. Granite step up and door into the dining room with double doors into the dual aspect lounge with a fireplace housing a gas stove.



The well-appointed kitchen/breakfast room has windows to the front and side, offering a range of base and wall mounted units with Corian worktops, inset 1½ bowl sink with mixer tap, built-in microwave, Range cooker with extractor over, space for dishwasher, cupboard housing the fridge/freezer and a larder cupboard. Door to utility/boot room with storage cupboards and door to rear porch with space and plumbing for washing machine and tumble dryer. Integral garage with electric door, power and light connected.

From the dining room door into inner hallway with stairs to the first floor and shower room comprising of shower, wash hand basin and low flush WC. There are 2 bedrooms to the ground floor; one benefiting from a wet room and built in cupboard

and the other with double doors leading onto a decked area.

Upstairs the landing provides access to the loft and an airing cupboard. The main bedroom has double doors opening onto a private balcony, under eaves cupboard and en suite shower room. Bedroom 2 has a window to the side, under eaves cupboards and corner sink and bedroom 3 has window to the front. The family bathroom comprises a corner bath, wash hand basin and low flush WC.

OUTSIDE Approached via double wooden gates to a tarmac drive which provides parking for several vehicles and leads to the garage with an adjoining carport.



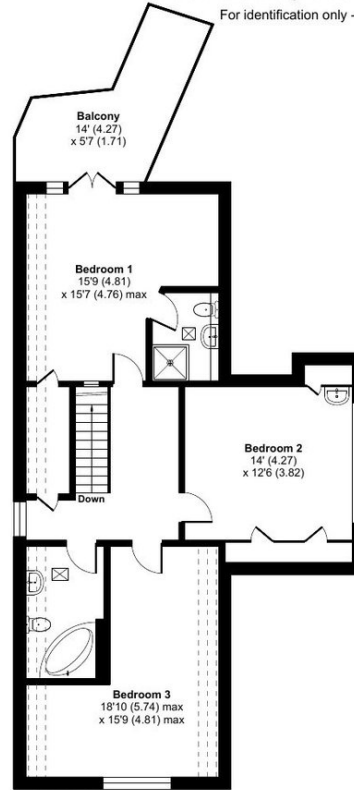
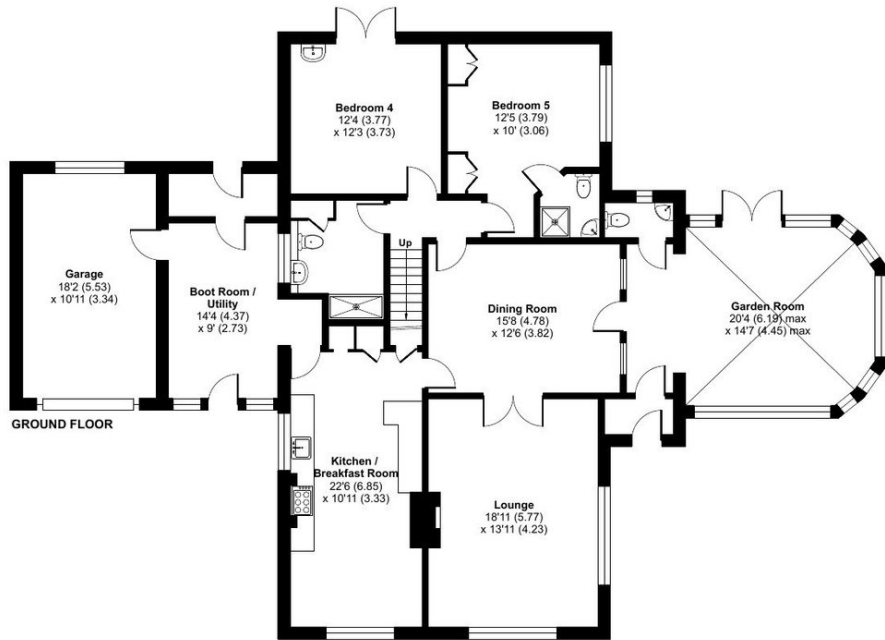
The gardens are an undoubted feature of the property with well-defined hedge and fence boundaries providing a high degree of privacy. The garden is predominately laid mainly laid to lawn with a variety of specimen trees and shrubs including a magnolia tree, acer, camellias and rhododendrons, providing colour and interest throughout the year. There are two useful sheds.

SERVICES Mains electricity, gas, water and drainage. Gas central heating. Double glazed throughout. EV charging point. Solar panels with battery storage. Council tax band F. Full EPC available on request. Broadband: FTTC. Mobile phone coverage: please visit the Ofcom website. Please note the agents have not inspected or tested these services.



Denotes restricted head height

Approximate Area = 2536 sq ft / 235.6 sq m
Limited Use Area(s) = 105 sq ft / 9.7 sq m
Garage = 201 sq ft / 18.6 sq m
Total = 2842 sq ft / 263.9 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). © nrdhcom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1415071

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



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