



St. Thomas Road, Launceston  
Guide Price £285,000

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# St. Thomas Road

## Launceston

Located in a prominent position is this substantial Grade Two listed town house with accommodation arranged over 3 floors which includes 4 bedrooms, 3 potential reception rooms with a ground floor commercial space with a shop window. The property features an integral garage, rooftop terrace garden with views across to the Norman Castle and great potential as a work/live property or indeed, subject to planning as a generous family home.

The ground floor can be accessed either via double doors from the shop front or double doors at the side leading off St Thomas Hill. The ground floor accommodation includes the main shop which is a light and spacious room with flagstone slate flooring. There are spacious windows at the front, ideal for advertising and a prime spot for passing traffic along St Thomas Road. There is an additional room used for the shop currently, again with slate flooring and featuring a wood burner. A door leads into a spacious reception room with a window at the side and a feature fireplace with attractive arched inset displays to either side.

There is an inner hallway with cloakroom with a WC plus an integral garage and workshop. There is the main hallway, where there is an external door and an impressive carved wooden staircase leading to the first floor to the residential living accommodation. On this floor there are 2 reception rooms, with a generous living room with 2 windows at the front providing a great outlook across to St Stephens. There is also a well presented dining room alongside an open-plan kitchen and breakfast room with double doors leading out to the roof terrace which is a great space with a view towards Launceston Castle.

On the first floor there are 4 bedrooms, 3 of which are great size double rooms with the main bedroom featuring an en-suite shower room. The 4th bedroom is currently used as a study and enjoys the great view looking up towards the Castle. Adjoining here there is a well appointed bathroom.



**Entrance Lobby** 16'9" x 14'9" max (5.13m x 4.52m max )

**Live Work Unit/Office** 20'11" x 12'2" (6.38m x 3.71m )

**Study/Snug** 11'10" x 11'1" (3.61m x 3.40m)

**Garage** 21'5" max x 14'2" max (6.53m max x 4.32m max )

**Cellar**

**First Floor Landing**

**Kitchen/Breakfast Room** 19'9" x 17'0" (6.03m x 5.19m)

**Sitting Room**  
20'9" max x 12'0" max (6.35m max x 3.68m max)

**Dining Room/Bedroom 5** 11'10" x 9'10" (3.63m x 3.00m)

**Roof Terrace**

**Second Floor Landing**

**Bedroom 1** 17'5" x 10'9" (5.32m x 3.30m)



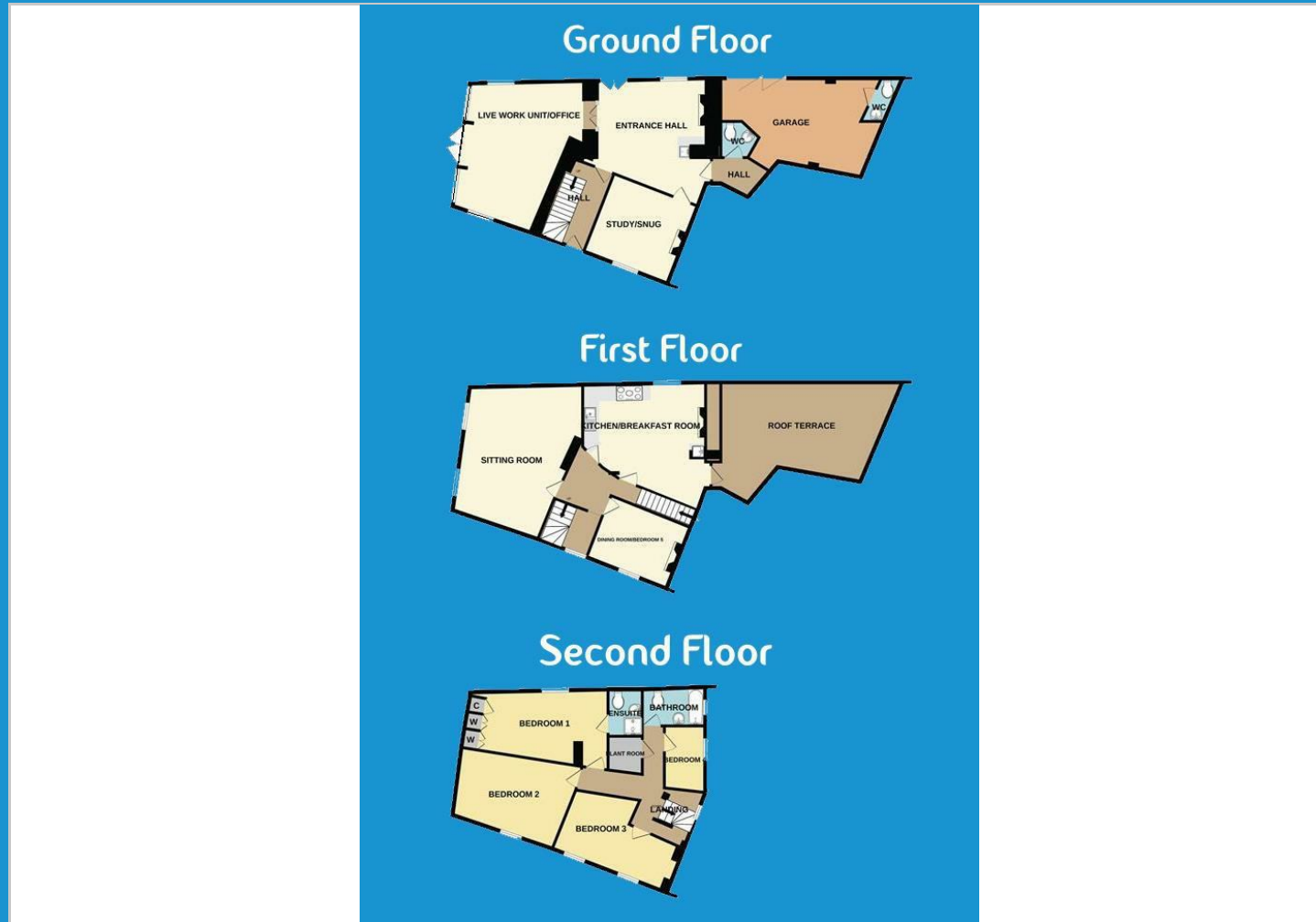


- En-Suite** 6'9" x 4'7" (2.08m x 1.42m)
- Bedroom 2** 14'0" x 10'11" max (4.27m x 3.33m max )
- Bedroom 3** 18'8" max x 9'4" (5.71m max x 2.87m )
- Bedroom 4** 8'0" x 7'4" (2.46m x 2.26m)
- Bathroom** 9'6" x 5'6" (2.90m x 1.68m)
- Services**
- Agents Note**

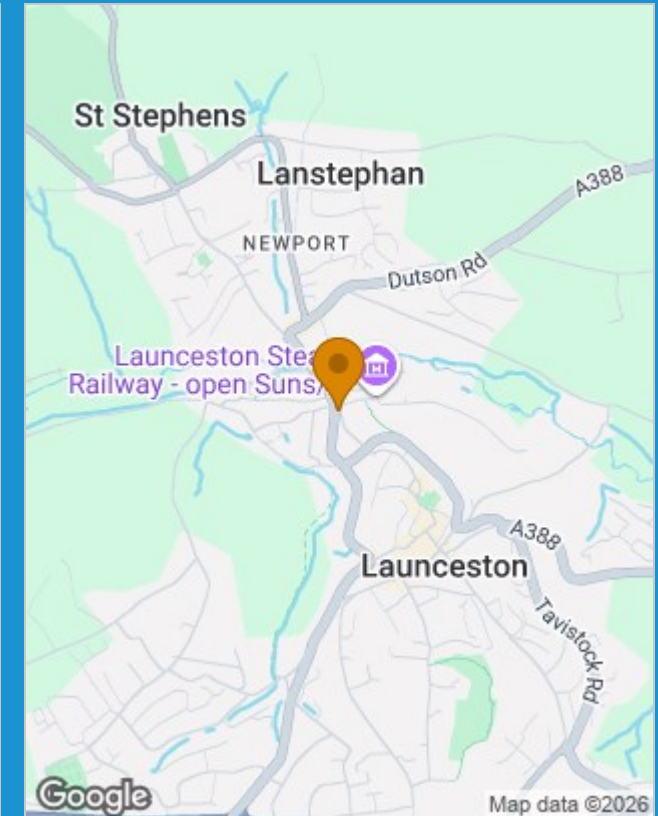




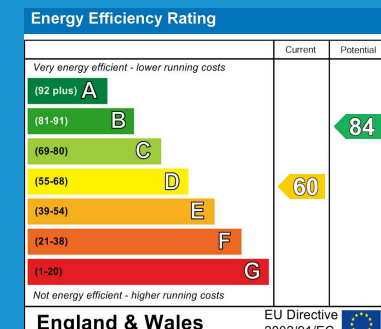
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our View Property Launceston Office on 01566 706706 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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