



**Carboth Villa, 34 Western Road,  
Launceston, Cornwall, PL15 7AU**

Guide Price £350,000 Freehold





## A most impressive period family residence within a convenient town location

- 4 Bedrooms
- Family Bathroom
- Open Plan Kitchen/Dining Room
  - Living Room
  - Conservatory
- Garden with Terraced Area
  - Off Road Parking
- EPC D & Council Tax D

**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, dentists 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 detached Victorian property which dates back to 1883. The property offers a wealth of character features together with modern conveniences such as gas

central heating and double glazing. Viewing is highly recommended to appreciate what this property has to offer.

The accommodation is clearly illustrated on the floorplan and briefly comprises: glazed entrance porch leading into the hallway with tessellated flooring, stairs to first floor, and understairs storage cupboard.

The dining room has a fireplace housing a multi-fuel wood burner and opening into the kitchen/breakfast room with a range of base and wall mounted units, inset 1 ½ bowl sink, space for Range style cooker with extractor over, space for dishwasher, space for fridge/freezer and a breakfast bar area with drawers and cupboards under. Window overlooking the rear of the property, window seat and slate floor.



21' (6.45m) x 14'2 (4.31m) living room with windows to the front and rear with attractive shutters, feature fireplace with a multi-fuel wood burner, built in cupboard housing the boiler and pump for the well.

From the inner hallway, door to the side of the property, utility room/cloakroom with space and plumbing for a washing machine, low level WC and wash hand basin.

Steps up into a delightful conservatory which overlooks the garden and with doors leading out onto a composite decked area.

The first floor offers four double bedrooms (3 with feature fireplaces) and a family bathroom which comprises of a free-standing bath with shower

attachment, separate corner shower cubicle, low flush WC and sink.

**OUTSIDE** The property is approached from Carboth Lane via double wooden gates which lead to the rear of the property where there is a bricked paved area providing parking for several vehicles. Steps down to the GAMES ROOM 5.31m x 5.41m (17.5 x 17.9) with power and light connected.

The rear garden has well defined boundaries with a lawned area. Steps lead up to a covered paved patio, ideal for al fresco dining. Path leads to the front of the property.

To the front of the property is a paved area, for ease of maintenance, and a pair of pedestrian gates leading onto the pavement.



**SERVICES** Mains electricity, water and drainage. Mains gas central heating. Private Well (water supply for toilets & garden). Double glazed windows. Council tax band D. 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.

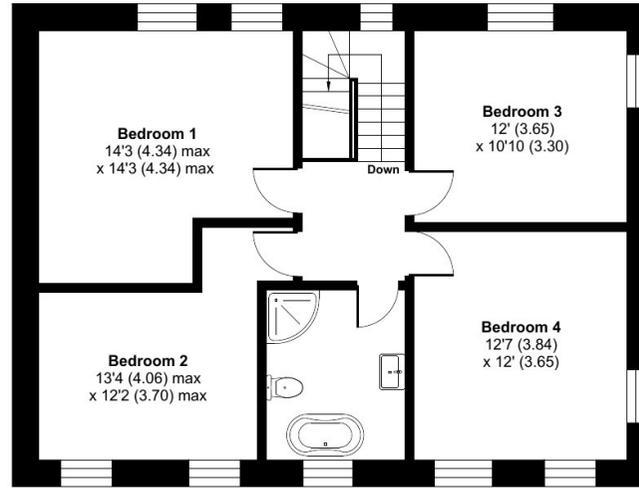
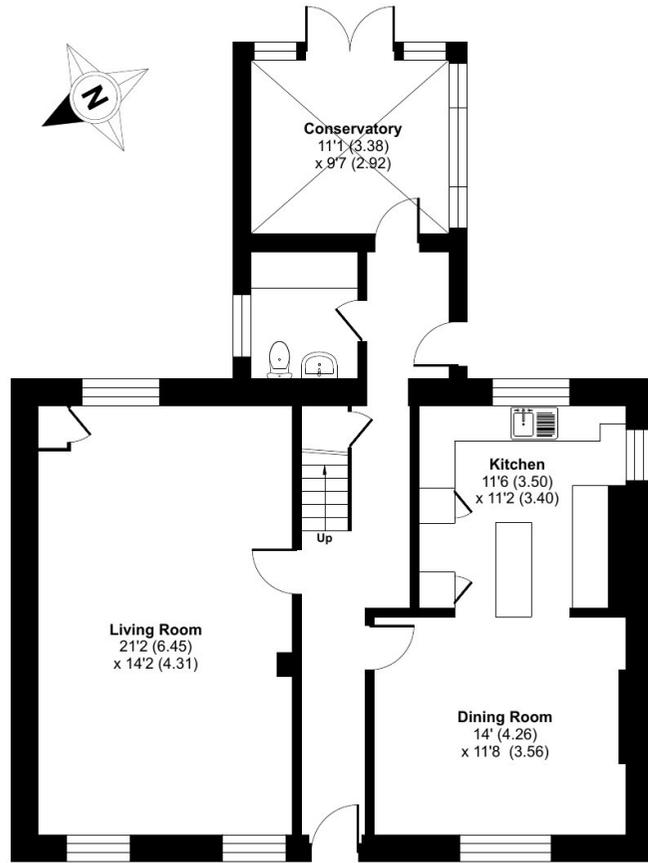
**DIRECTIONS**

Sat Nav: PL15 7AU

What3Words: //poet.louder.vegetable



Approximate Area = 1756 sq ft / 163.1 sq m  
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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: 1416537



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

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