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Station Mews Launceston



Station Mews, Launceston

Guide Price £350,000







A stunning four bedroom modern home offering beautifully appointed and highly versatile accommodation arranged over three floors, tucked away in a peaceful position on the outskirts of Launceston.

At the heart of the home is the hugely impressive open-plan kitchen and family room, a wonderfully sociable space with a stylish range of fitted units, breakfast bar and ample room for a six-seater dining table and chairs. Bi-fold doors open directly onto the rear south-facing garden, creating a seamless connection between indoors and out and making this an ideal space for entertaining and enjoying warmer, sunny days.

To the front of the property is off-road parking for two vehicles. The entrance opens into a welcoming hallway, with a cloakroom/WC to one side and a versatile home office or fifth/guest bedroom to the other. From here, the hallway leads through to the superb kitchen and family room.

The first floor features a spacious and inviting living room with an attractive feature fireplace. Patio doors open onto a private balcony which enjoys the early afternoon sunshine and provides a charming outlook towards the Steam Railway line. Also on this floor is a generous double bedroom with its own en-suite shower room.
A further staircase rises to the second floor, where there are three additional bedrooms, including two spacious doubles and a good-sized single bedroom, all served by a well-appointed family bathroom.

Outside, the property benefits from a low-maintenance paved rear garden with attractive raised beds containing a variety of established plants and shrubs, with fencing providing a good degree of privacy. A pathway to the side of the house provides gated access back to the front.

Offering an impressive 1,539 sq ft of accommodation, this stylish contemporary home combines generous proportions with excellent versatility and appealing outside spaces, making it ideally suited to modern family life, home working and entertaining.







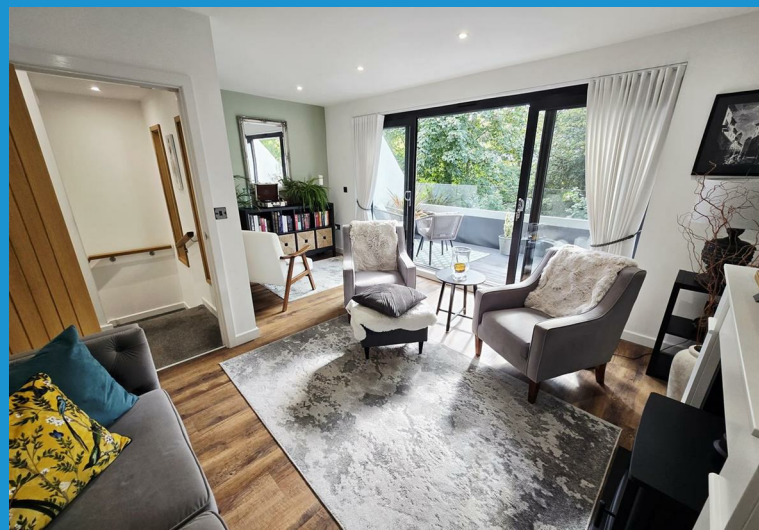
- Four bedrooms, three bathrooms, two reception rooms and a useful home office
- Low-maintenance South-facing rear garden and first floor balcony
- Open-plan ground floor kitchen, dining room and family area
- 1,639 sq ft of immaculately presented accommodation arranged over three floors
- Air source heat pump and EPC rating band B

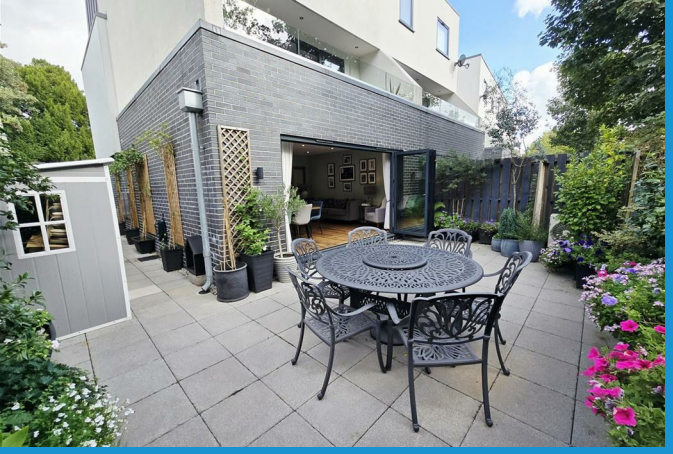
Situation

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 west of the River Tamar, which constitutes almost the entire border between the Cornish peninsular 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 alongside the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

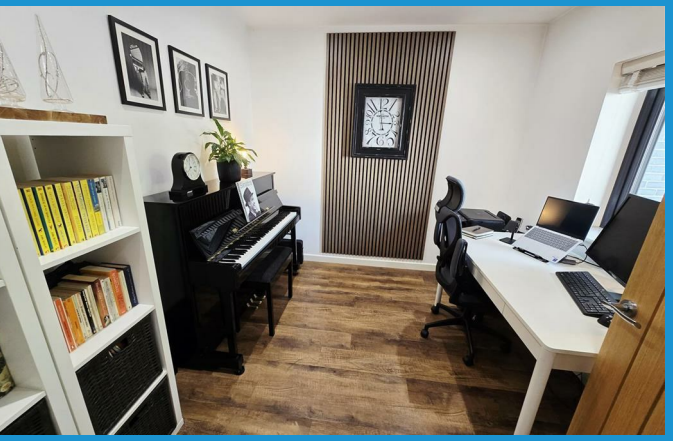
Directions

The postal code for the property is PL15 8FP. From the town centre, proceed towards Bude on St Thomas Road, continue ahead through the traffic lights and take the next left turning. Follow this road ahead passing the river and the bowling club, take the second left turning and you will see the property ahead on the right.









Entrance Hallway

Cloakroom
5'3" x 3'3" (1.61m x 1.01m)

Bedroom 5 / Study
9'10" x 9'0" (3.00m x 2.76m)

Kitchen / Family Room
19'3" x 17'5" (5.89m x 5.32m)
5.32m narrows to 2.40m

First Floor

Living Room
17'6" max x 15'7" (5.34m max x 4.77m)
4.77m narrows to 2.40m

Bedroom 1
14'0" x 10'7" (4.29m x 3.25m)

En-Suite
7'0" x 7'2" (2.15m x 2.20m)
2.15m narrows to 1.80m

Second Floor

Bedroom 2
16'0" x 9'8" (4.88m x 2.96m)
4.88m narrows to 4.42m

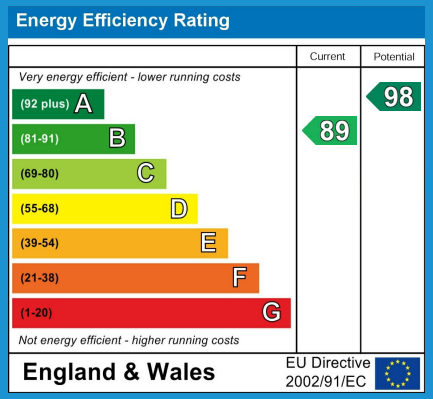
Bedroom 3
13'0" x 9'8" (3.97m x 2.96m)
3.97m narrows to 3.08m

Bedroom 4
10'6" x 7'4" (3.22m x 2.25m)

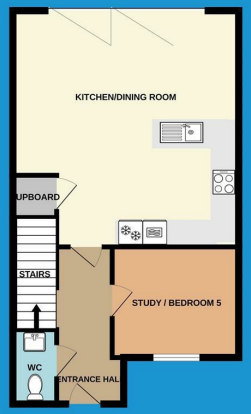
Bathroom
7'3" x 6'5" (2.21m x 1.98m)
1.98m narrows to 1.67m

Services
Mains Electricity, Water and Drainage
Council Tax Band D
Air Source Heat Pump

Agents Note
Residents Management Company Charge is approximately £100-£150 per annum.
There is an additional parcel of land beyond the property which is shared with the neighbouring property.
Please note the front and rear images have been AI enhanced.



Ground Floor



First Floor



Second Floor



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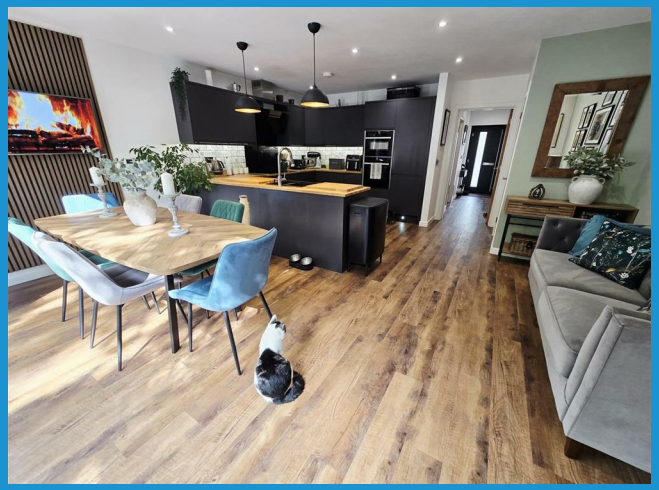


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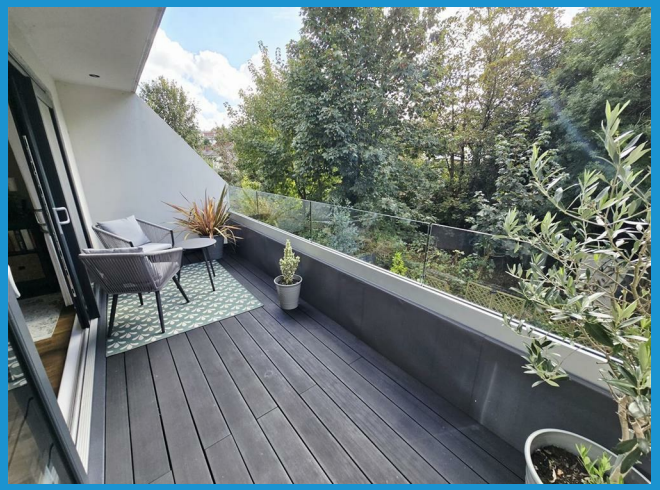
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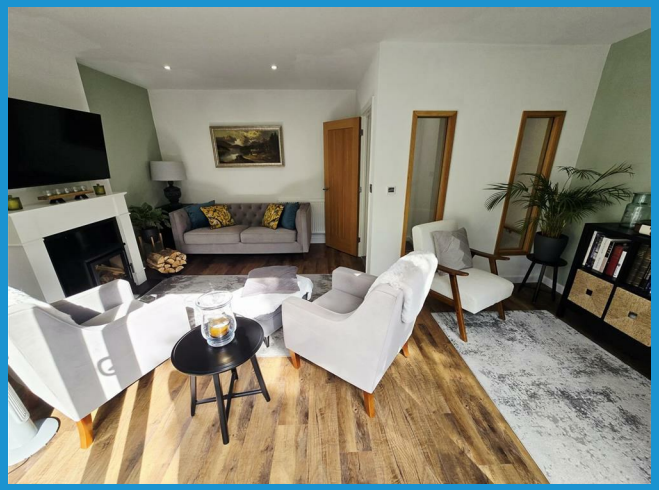












The Property Ombudsman

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AML CHECKS:
To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

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.