KIVELLS

5 Windmill Lane

Launceston, Cornwall, PL15 9AU



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Guide Price: £215,000

Grade II listed Three bedroom terraced cottage

Retaining many original features throughout including slate floors and exposed beams

Level enclosed rear garden

Within walking distance of Launceston town centre and local amenities

Wonderful views of the rolling countryside

EPC - D



Description

Grade II terraced cottage

A fantastic opportunity to purchase a well-proportioned Grade II terraced cottage, retaining a wealth of original character features, including slate flooring and exposed beams throughout. Ideally situated within easy walking distance of the town centre and local amenities, this charming property offers a wonderful blend of character and convenience.

The accommodation briefly comprises a living room, kitchen/diner and rear entrance porch. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a level, enclosed rear garden, featuring a patio area and lawn, with wonderful views across the surrounding rolling countryside.

The property sits off Windmill Hill and within easy walking distance of the property are the social, commercial and shopping facilities of the pretty Launceston town centre Conservation Area with a range of shops and service providers to accommodate everyday needs.

The convenience of the A30 provides ease of access to the city of Exeter, 44 miles to the east providing M5 motorway link, Intercity Rail Link and International Airport. The city of Plymouth is 28 miles to the south providing Continental Ferry Port and Intercity Rail Link.

In all directions from Launceston there is scenery of outstanding natural beauty. To the north is rugged coastline famed for popular family surfing beaches and picturesque former fishing villages, the open expanses of Bodmin Moor are to the west ideal for walking and riding, Dartmoor National Park is to the east and running southwards to Plymouth Sound with all it's yachting facilities on the south coast are the hidden secrets of the Tamar Valley steeped in 18th Century mining history and renowned for Salmon fishing.



Accommodation

The Room Guide

LIVING ROOM:

Wooden obscure entrance door. Sash window to the front elevation. Slate floors, stairs rising to first floor, spotlights, exposed beams and space for living room furniture. Leading into:-

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KITCHEN / DINER:

Two windows to the rear elevation overlooking the garden. Base units with roll top work surface over having inset sink, drainer and mixer tap, inset hob with extractor fan above and oven below. Slate flooring, night storage heater, spotlights, exposed beams, integrated dishwasher, integrated wine cooler and fridge / freezer, space for washing machine and under stair storage. Space for dining room table. Wooden obscure door leading to:-

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REAR PORCH:

Door leading to rear garden. Pendant light, slate flooring and space for storage.

FIRST FLOOR LANDING:

Doors leading to all first floor rooms. Pendant light and carpet.

BEDROOM THREE:

Window to the rear elevation with fantastic countryside views. Pendant light, carpet, night storage heater, space for single bed and bedroom furniture.







Accommodation

The Room Guide

BEDROOM ONE:

Window to the rear elevation with countryside views. Night storage heater, pendant light, carpet, floor to ceiling wardrobe and door to built-in cupboard. Space for double bed and bedroom furniture.

BEDROOM TWO:

Window to the front elevation. Exposed painted beams, carpet, door into floor to ceiling built-in wardrobe. Space for double bed and bedroom furniture.

BATHROOM:

Window to the front elevation. Wooden panel enclosed bath with shower above, close coupled W.C. and small worktop with stone hand wash basin having mixer tap, splash backing and storage beneath. Lighted mirror, wooden flooring, round ceiling light and radiator.



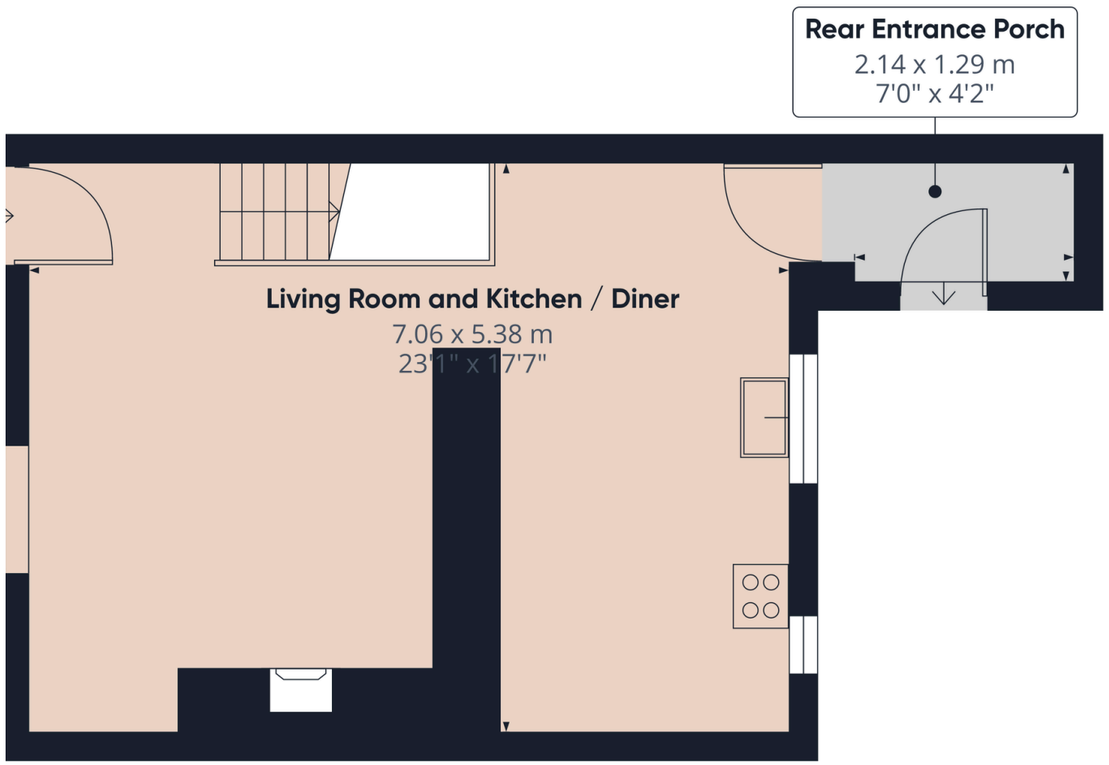




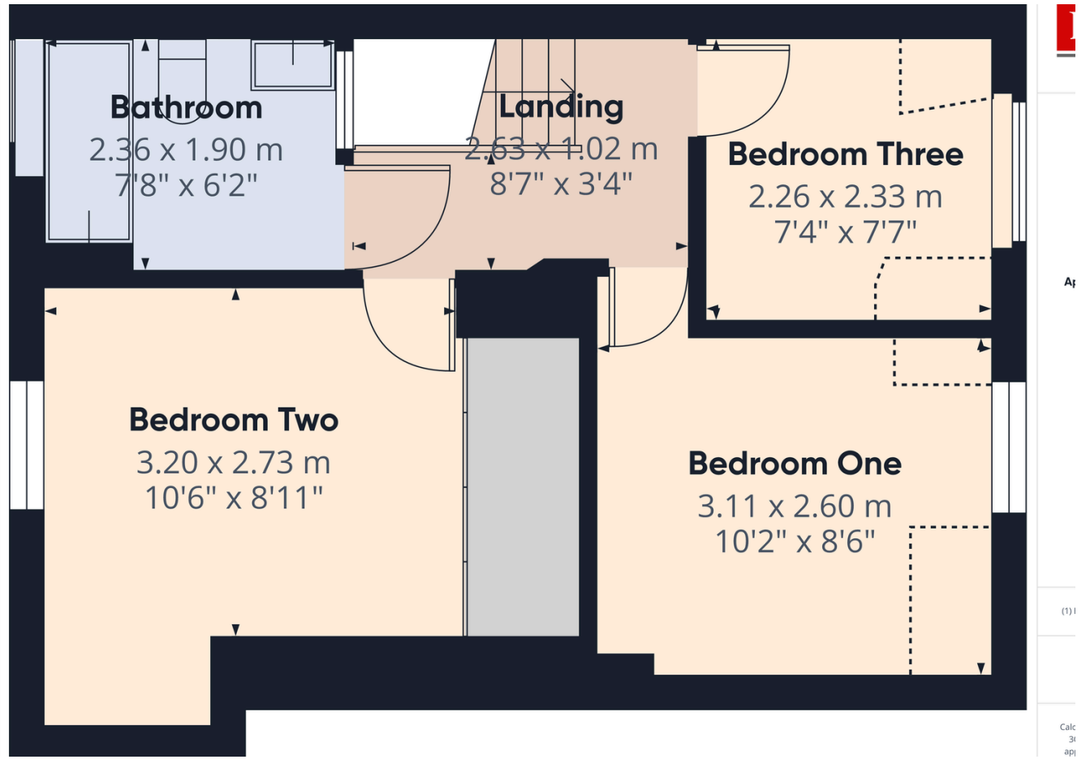
Floor Plan

See The Layout

Ground Floor



First Floor



Additional Information

Useful Property Information

SERVICES:

Mains Water | Mains Drainage | Mains Electricity | Night Storage Heater

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VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

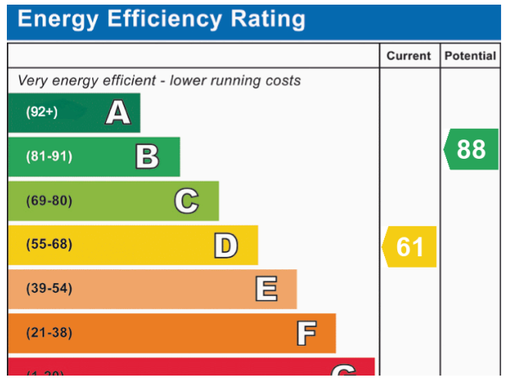
Virtual Tour available on request.

DIRECTIONS:

What3words: /// cluttered.belonged.cabs

EE RATING: D

COUNCIL TAX BAND: A



Outside

At the front of the property slate steps lead to the front entrance with concrete wall enclosed small front area of garden currently laid to chippings. The rear garden is enclosed by fencing with patio area and lawn with access to a wooden outside storage shed. From the lower part of the garden, there is some wonderful views of the rolling countryside.



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2 Broad Street, Launceston, Cornwall, PL15 8AD
01566 777777 | launceston@kivells.com | kivells.com