



# 13 Mayne Close

Launceston, Cornwall, PL15 8XQ



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£450,000 Guide Price

Four bedroom house

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Well proportioned living accommodation  
across two floors

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Well established, but low maintenance rear  
garden

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Detached double garage and ample off road  
parking

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Fantastic views of Launceston Castle

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Tucked away position, but within walking  
distance to local amenities

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EPC - C

Launceston, Cornwall, PL15 8XQ



## Situation

Mayne Close is situated in the St Stephens area of the town with St. Cuthbert Mayne Church and St. Stephens Church close by together with 18 hole golf course, St. Stephens Primary School and St. Josephs Independent School.

Within easy walking distance is the Newport area of the town which has a range of daily facilities including convenience store, food supermarket, petrol filling station, shop and popular public house with a pretty riverside area, adjacent Church and Bowling Club.

The full social, commercial and shopping facilities of Launceston town centre are 0.5 miles away. The former market town of Launceston on the Cornwall / Devon border provides access to the A30 dual carriageway.

Beyond to the east (another 42 miles) the city of Exeter provides Intercity Rail Link, International Airport and M5 motorway link, with the city of Plymouth to the south (28 miles) providing continental ferry port and Intercity Rail Link.



A superb opportunity to acquire a well proportioned detached family home, tucked away in a private setting whilst remaining conveniently close to local amenities. The property enjoys truly stunning, far-reaching views, including an enviable outlook towards Launceston Castle.

The accommodation is both spacious and versatile, comprising a entrance hallway, kitchen, separate utility room, study, living room, formal dining room and ground floor W.C. Upstairs, the property offers two master bedrooms, two further well-sized bedrooms and a family bathroom.

Externally there is a detached double garage with ample parking in front with tiered front garden and a well established, pretty rear garden with decked area, lawn and two patio spots. All with wonderful views towards Launceston castle.

## Accommodation

### STORM PORCH

Round light and patio slabs. uPVC door with two obscure flag windows either side lead into:-

### ENTRANCE HALLWAY

Stairs rising to first floor. Carpet, pendant light and door into:-

### STUDY

Window to the front elevation. Built-in desk with drawers and shelves. Carpet, radiator and spotlights.

### KITCHEN

Window to the rear elevation overlooking the garden with distant countryside views. Range of base and eye-level units with work surface over having inset sink with mixer tap, integrated dishwasher and fridge / freezer, inset gas hob with extractor fan above and double oven below. Tiled splash backs and tiled flooring. Radiator, spotlights and space for dining room table.

### UTILITY ROOM

uPVC door to the side of the property. Base and eye-level units having inset stainless steel sink with drainer and tiled splash back. Space for washing machine, tiled flooring, radiator and spotlights.

### LIVING ROOM

Window to the rear and patio doors lead to the rear garden. Marble fireplace with wooden mantel and inset gas fire. Carpet, radiator, pendant lights and space for living room furniture. Double French doors leading into:-

### DINING ROOM

Window to the front elevation. Radiator, carpet, pendant lights and door to under stair storage cupboard. Space for dining room table.

### CLOAKROOM / W.C.

Obscure window to the front elevation. Close coupled W.C. and pedestal wash hand basin with separate taps and tiled splash back. Carpet and radiator.

Stairs rise to:-

### FIRST FLOOR LANDING

Doors leading to all first floor rooms. Loft hatch, pendant lights, radiator and carpet.

### MASTER BEDROOM

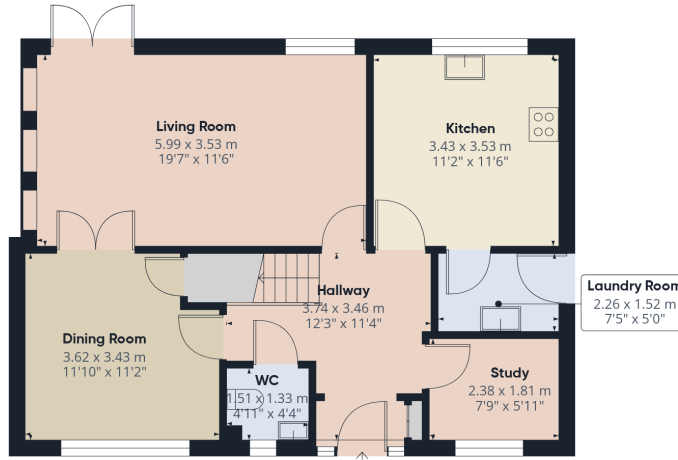
Window to the front elevation. Built-in floor to ceiling storage cupboards, radiator, pendant light, carpet, space for double bed and furniture. Door to:-



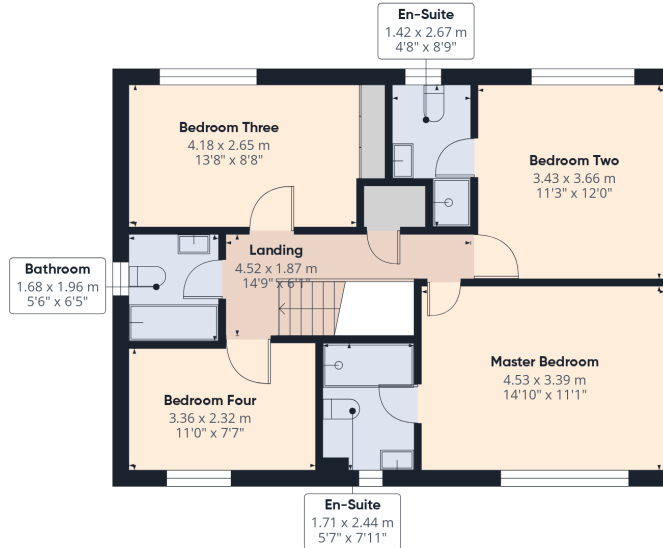


## Floor plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
131.6 m<sup>2</sup>  
1417 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**EN-SUITE**

Obscure window to the front elevation. Sink with vanity unit below having mixer tap and tiled splash back, close coupled W.C. and large walk-in shower with sliding doors, aqua boarding and electric shower. Radiator, floor to ceiling tiles and carpet.



**BEDROOM TWO**

Window to the rear elevation with distant countryside views. Built-in floor to ceiling storage cupboards, radiator, carpet, hanging lights, space for double bed and bedroom furniture. Door into:-



**EN-SUITE**

Obscure window to the rear elevation. Sink with vanity unit below and mixer tap, close coupled W.C. and door into shower with aqua boarding and electric shower. Floor to ceiling tiles.

**BEDROOM THREE**

Window to the rear elevation with distant countryside views. Floor to ceiling built-in storage cupboards, carpet, radiator, space for double bed and bedroom furniture.



**FAMILY BATHROOM**

Obscure window to the side elevation. Sink with vanity unit below and mixer tap, close coupled W.C. and panel enclosed bath with shower above and glass screen with mixer taps. Floor to ceiling tiles, radiator, carpeted, extractor fan.

**BEDROOM FOUR**

Window to the front elevation. Carpet, pendant lights, radiator and space for double bed and bedroom furniture.





## Outside

At the front of the property, there is a tarmacked driveway leading to the double garage, providing parking for multiple vehicles.

### DOUBLE GARAGE

Two separate up-and-over doors. Space for two cars, with power connected.

Paved steps lead down beside the tiered front garden, which is split into three sections, mainly laid to lawn, with one tier finished in gravel for ease of maintenance. There is side access via a paved path to the rear of the property.





At the rear, the garden is enclosed by wooden fencing and mature hedges/shrubs. There is a raised decked area, perfect for outdoor dining and enjoying the countryside views towards Launceston Castle, along with a patio leading off the living room. The garden also benefits from a variety of well-established flower beds, a lawn, and steps with a wall leading to a further patio area.

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## Services

Mains water, electricity, gas and drainage. Gas central heating.

-  EE Rating - C
-  Council tax band - E
-  Directions  
What3Words – spiking.leaky.debt
-  Virtual Tour - available on request

## Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).



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