



23, Launceston Road



# 23, Launceston Road

Callington, Cornwall PL17 7BT

Town centre 0.4 miles - Launceston 10.5 miles - Plymouth 15.2 miles

A spacious detached house with generous gardens, a double garage and rural outlooks in a convenient town location

- Walking Distance of Amenities
- Spacious Accommodation
- Ground Floor Accommodation/Study
- Generous Plot Size (0.38 acres)
- Freehold
- Versatile Layout
- 4/5 Bedrooms
- Detached Double Garage
- Solar Panels and EV Charger in all
- Council Tax Band: F

Guide Price £495,000

## SITUATION

The property is located within a popular residential area on the outskirts of Callington, less than half a mile from the town centre, which offers a comprehensive range of amenities including supermarkets, schools, doctors' and veterinary surgeries. The town is well positioned within South East Cornwall with stretches of the South Cornish Coast within 20 miles. The former market town of Liskeard is approximately 10 miles away with access to the A38 trunk road and a main line railway station. The city of Plymouth is just 15 miles south, where there is an excellent range of facilities including department stores, deep water marina and regular ferry services to northern France and Spain.

## DESCRIPTION

A detached and very versatile family home with spacious and well proportioned accommodation. Ideally suited to multigenerational living with the potential for a granny annexe. Could also be adapted for small business use with a separate entrance and ample client parking. Understood to have been originally constructed in 1952 and subsequently extended in 1980 and again in 1992. The property is built of block and brick construction, rendered, under a tiled roof, and complimented with an array of privately owned solar panels. The property enjoys gardens that extend to over 1/3 of an acre in total with a convenient town location.



## ACCOMMODATION

The accommodation is presented in good decorative order with a versatile layout over two floors. The main entrance via an enclosed porch leads to the inner hallway, with a spacious utility room for various white goods. The kitchen/breakfast room has a range of fitted units and a pantry, space for a table and chairs and integrated appliances which include a double electric oven, induction hob and dishwasher. There is a separate dining room with space for a large dining table and chairs, separate to the sitting room which enjoys panoramic views over the garden and Bodmin Moor in the distance. There is a gas fireplace and doors to the outdoor seating area. In addition, there is a separate study/bedroom 5 with fitted storage, a separate W/C and extra home office/small study. The ground floor is complete with an understairs storage cupboard and access to the garden via the kitchen.

The first floor presents four spacious double bedrooms, three of which enjoy far reaching views. Three bedrooms in total have built in storage, whilst bedroom one has an ensuite shower room and a dual aspect. All bedrooms are serviced by a family bathroom and separate additional shower room, with cupboard storage on the landing, a spacious area well lit with a wooden Velux window.

## OUTSIDE

The property is approached via a large driveway with ample space for parking and turning, for several vehicles of different sizes. There is an EV charging point and a detached double garage, with two electric roller doors along with power and light connected. The delightful mature gardens are mainly laid to lawn and offer a raised patio, water feature, raised vegetable beds and greenhouse, a sheltered seating area and a vast array of mature shrubs and trees. There is a separate covered area to the side, perfect for additional seating and a side pathway which is separately gated from the driveway for extra storage. There are multiple outside power sockets to the front, rear and sides of the property.

## SERVICES

Mains water, electricity and drainage. Mains gas fired central heating. Privately owned solar panels. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

## DIRECTIONS

From Launceston/Kelly Bray, proceed towards Callington town centre passing the community college on the left hand side where the property will be located immediately before the bollards on the right hand side, identifiable by a Stags for sale board.

what3words.com: ///activity.autumn.kitchens



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



**Approximate Gross Internal Area 2159 sq ft - 201 sq m  
(Excluding Garage)**

Ground Floor Area 1279 sq ft - 119 sq m

First Floor Area 880 sq ft - 82 sq m

Garage Area 489 sq ft - 45 sq m



For Identification only Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	81
England & Wales			
	EU Directive 2002/91/EC		