

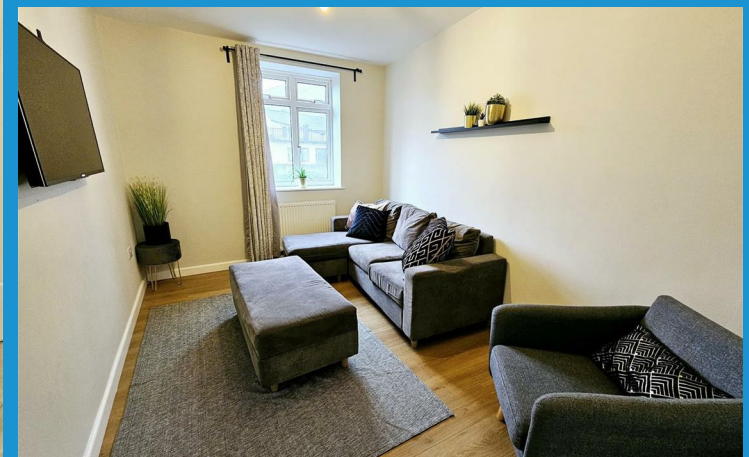


Blindhole

Launceston | Cornwall



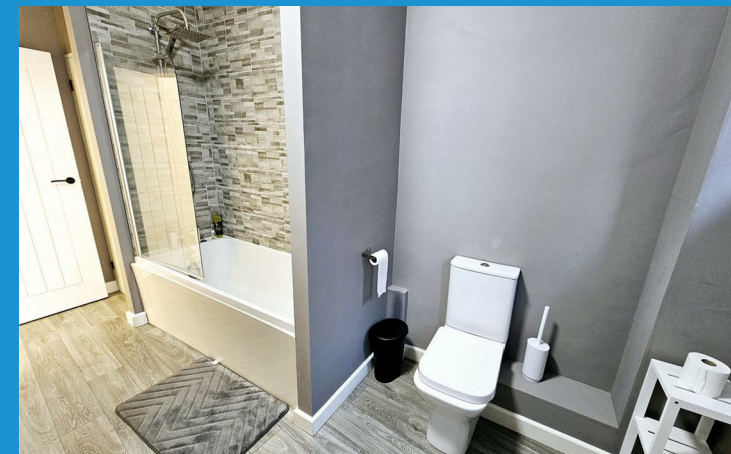
Town • Country • Coast



A real hidden gem situated in a tucked away location in the heart of the town centre! This spacious 4 bedroom property is beautifully presented and offers a spacious living accommodation with off-road parking. The property has been a successful Air BnB in recent times and must be viewed to be appreciated.

The accommodation includes an entrance hallway where there are stairs to the first floor and a door into the open-plan kitchen and family room which is a light, spacious and impressive open room. The kitchen is a well planned area with dark blue doors and white work surfaces with the room allowing plenty of room for furniture. The room opens around the corner to a recessed area, perfect as a dining area. From here a door leads into the living room. Further ground floor accommodation includes a useful utility room alongside a cloakroom and WC.

On the first floor there are 4 spacious bedrooms with the master bedroom featuring an en-suite shower alongside a well appointed family bathroom. The property features double glazed windows and mains gas central heating and has no onward chain. The property has off-road parking a short walk from the property and there is a courtyard area at the rear which has been used by the property.



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 (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula 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 whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food 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 9DU. The What3Words are 'leads.broth.beaten' will take you directly to the property. The property can be found by walking along Southgate Street and as you near the Historic Arch, take the left hand turning into Blindhole Alley and the property can be seen on your right hand side.

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Hallway

Kitchen / Dining Room

15'8" x 14'1" (4.80m x 4.31m)

Dining Area

10'4" x 6'3" (3.17m x 1.93m)

Living Room

12'8" x 8'7" (3.88m x 2.63m)

Utility Room

8'3" x 4'6" (2.52m x 1.38m)

Cloakroom / WC

5'4" x 5'2" (1.64m x 1.59m)

First Floor

Bathroom

13'9" x 6'2" (4.21m x 1.89m)

Bedroom 1

12'10" max x 8'10" (3.92m max x 2.71m)
3.92m max x 2.71m extends to 4.33

En-suite

6'8" x 4'6" (2.05m x 1.39m)

Bedroom 2

9'7" x extends to 12'9" x 8'3" (2.93m x extends to 3.90 x 2.53)

Bedroom 3


12'5" x 9'6" (3.79m x 2.92m)

Bedroom 4

10'2" x 6'2" (3.10m x 1.88m)

Services

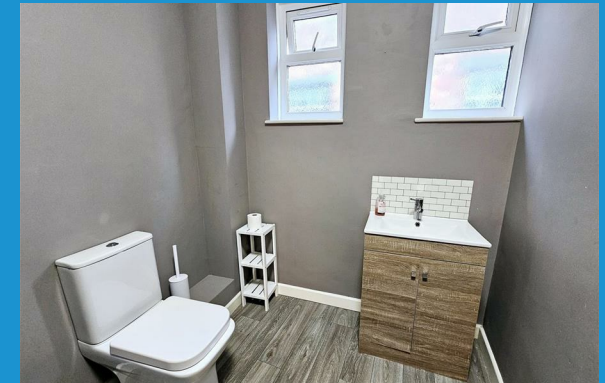
Mains Electricity, Water and Drainage
Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		84
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor



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.

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