



St. Stephens Hill

Launceston

PL15 8HW

Offers Around £325,000

- RIPE FOR MODERNISATION
  - GOOD SIZE PLOT
- SCOPE TO EXTEND (STPC)
  - SOUGHT AFTER AREA
  - MAINS GAS CENTRAL HEATING
- CLOSE TO AMENITIES
  - PRIVATE LANE
- MODERN COMBINATION BOILER
  - DOUBLE GLAZING THROUGHOUT
  - EPC - D57



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Tenure - Freehold

Council Tax Band - D

Floor Area - 936.46 sq ft



Situated in arguably one of Launceston's most sought after areas at the end of this private residential no through lane where its rare for properties to come to market. Millerson are pleased to offer this older style home which has been in the same family for many years and will allow the discerning buyer to definitely add their own personal touches. Externally, the property has been well maintained, but internally the accommodation needs updating and in brief offers an Entrance Porch, Entrance Hallway, triple aspect Sitting/Dining Room, Kitchen with Pantry and a spacious downstairs Wet Room providing disability facilities that could be easily revamped to create a luxury Bath/Shower Room. Upstairs are two good size Double Bedrooms and a Single Bedroom, with the front Bedroom enjoying partial views of the Castle, Town and Countryside. Modern double glazing throughout and mains gas central heating being served by a modern 'Worcester' combination boiler. We believe the size of the plot will offer space to extend to the side and the rear of the property and maybe options to incorporate the Garage and Outhouse into the main accommodation, which of course would be subject to any necessary planning consents. There is a driveway with ground to the side, which could be excavated to create more parking if required. In all, a MUST BE VIEWED property to fully appreciate what this home could offer and those wanting to have a feeling of countryside living, space and within close proximity of the town and its extensive range of amenities.

#### LOCATION

Enjoying a sought after and convenient location on St Stephens Hill, being only a short walk from the famous independent school of St Josephs, renowned primary school at St Stephens and an excellent 18 hole Golf Course. Launceston, the gateway to Cornwall, is an historic market town in North Cornwall right on the Cornwall/Devon border offering good access to the Cornish coast and Bodmin Moor. The town is famous for the Castle which dates back to medieval times and dominates the landscape sitting proudly at the highest point. Benefitting from facilities including several supermarkets, including Marks & Spencer Food Hall, Tesco and Lidl. Schools and well regarded local butchers and bakers. Launceston has a monthly open air Market which is in the town square where you can browse the stalls and purchase local produce and crafts. From the town, Plymouth is within easy reach via the A388 being approximately 26 miles, whilst the A30 trunk road offers good access west to Truro approximately 47 miles and east to Exeter approximately 41 miles. The nearest mainline train stations can be found in Okehampton, Gunnislake and Liskeard, being approximately 20, 16 and 20 miles respectively from Launceston.

#### THE ACCOMMODATION IN DETAIL COMPRISES

(All Measurements are Approximate)

Half obscure double glazed door leading to:

#### ENTRANCE PORCH

Double glazed window to side. Inner Entrance Door with obscured glazed casement windows to side with letterbox leading to:

#### ENTRANCE HALLWAY

Turned staircase to First Floor with useful alcove for hanging coats. Modern tall wall mounted radiator. Doors to:

#### SITTING/DINING ROOM

18'4" x 10'0" excluding deep bay window to front (5.61m x 3.05m excluding deep bay window to front)  
Triple aspect with deep bay window to front enjoying partial distant views over to the town and surrounding countryside. Further window to front and windows to both sides. Wall mounted gas fire. Understairs cupboard housing the modern Worcester Mains Gas Combination boiler. Radiator.

#### KITCHEN

10'11" x 9'10" (3.35m x 3.02m)  
Double aspect with window overlooking the rear garden and further window to side. Half obscure glazed door leading to the rear garden. Range of base level units with worktop surfaces over and part tiling to walls. Inset sink and drainer unit with mixer tap. Inset Gas hob with extractor hood above. Electric eye level oven and grill. Space and plumbing for dishwasher and washing machine. Matching eye level units. Opening to:

#### PANTRY

Window to side. Slate shelf and further shelving.

#### WET ROOM

8'5" x 6'11" (2.57m x 2.13m)  
Obscure glazed window to rear. Shower area with Mira electric shower, bi-folding screens and wall mounted seat. Wall mounted wash hand basin with mixer tap. Low level WC. Extractor fan. Radiator. Wall mounted Dimplex electric heater. Fully tiled walls.

#### FIRST FLOOR LANDING

Turned staircase leading to FIRST FLOOR with double glazed window to side aspect. Hatch to loft space. Doors to:

#### BEDROOM 1

14'0" x 10'0" (4.27m x 3.05m)  
Window to front with partial distant Castle, town and countryside views. Two doors to useful eaves storage space. Radiator.

#### BEDROOM 2

14'0" x 10'0" (4.27m x 3.05m)  
Window to rear overlooking the rear garden. Two doors to useful eaves storage space. Radiator.

#### BEDROOM 3

7'10" x 5'10" (2.39m x 1.78m)  
Window to side. Radiator.

#### OUTSIDE

The property is accessed from St. Stephens Hill via a private lane which serves a small number of properties. Located at the end of the lane with driveway leading to:



### **GARAGE**

16'6" x 7'10" (5.05m x 2.39m)

Partially attached to the Porch with up and over metal door, single glazed window to rear and personal door to rear garden. Power and light connected. Attached to the Garage is an:

### **OUTHOUSE**

Accessed via a door from the rear path and ideal for storage.

The surrounding gardens further complement this home with area to the left hand side of the drive, with some mature trees which could be excavated to increase the size of the driveway if required. The front garden is currently laid to lawn, but could be changed and utilised as a turning area. Having a mature front boundary offering views towards the town, surrounding countryside and glimpses of the Castle. Further area of lawn to the side, potential space for an extension with a concrete path leading around to the rear of the property with access back to the Kitchen, Garage, Outhouse and area ideal for storage of bins. A couple of steps lead up to the rear garden mainly laid to lawn surrounded by a paved path. There is also a good size paved patio and Greenhouse.

### **SERVICES**

Mains Gas, Electricity, Water and Drainage.

### **LOCAL AUTHORITY**

Cornwall District Council.

### **COUNCIL TAX**

Band D.

### **DIRECTIONS**

Heading out of town down St Thomas road, through the traffic lights at Newport, over the bridge and past Greenaways Garage on your right-hand side. At the mini-roundabout, turn right and at the next mini-roundabout by the Spar shop, turn left. Follow the road to the top, passing St Stephens Primary School on your left hand side. At the junction, turn left and continue down St Stephens Hill. After passing through the traffic calming system, take the next available left, up a drive into a private lane. Follow this lane to the end where the property will be found, clearly identified by a Millerson For Sale Board.



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Please Speak to Our Lettings Area Manager Lizzie Collins  
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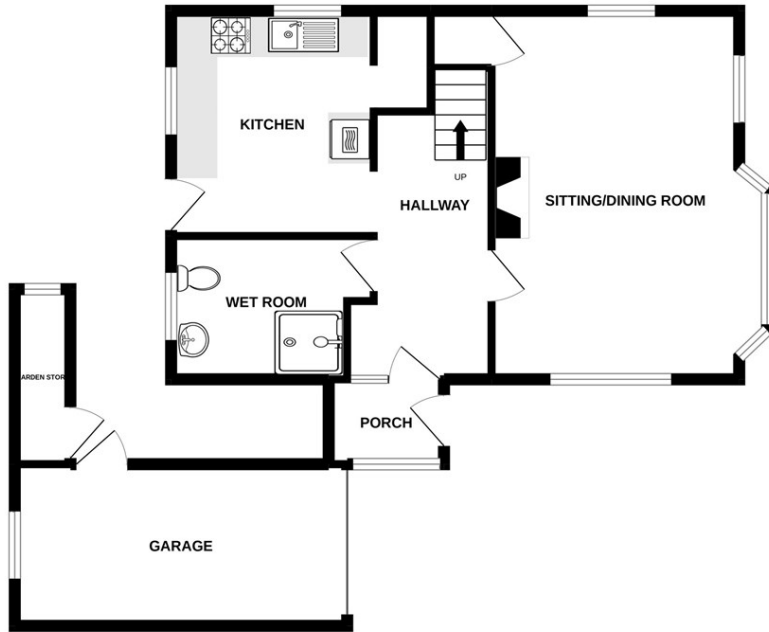
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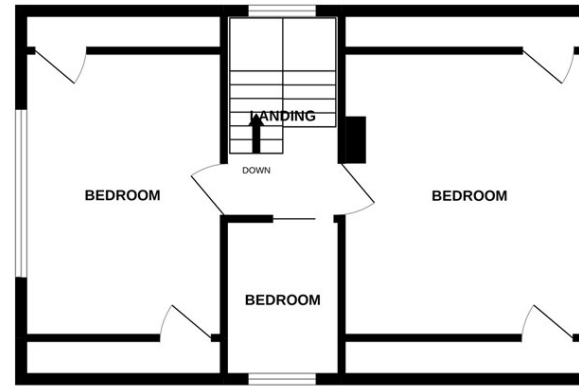


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GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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