



Windmill Lane  
Launceston | Cornwall



Town • Country • Coast



A picturesque 3 bedroom chocolate box character cottage situated in a tucked away position on the edge of town with a lovely garden at the rear and cracking views. This appealing historic property features flagstone slate flooring and exposed beamed ceilings alongside numerous other character features and is grade II listed.

A solid wooden door leads into the living room which is packed full of character features and has an inset wood burner and multi-pane sash window to the front aspect with stairs leading up to the first floor. There are exposed timber uprights by the staircase, flagstone slate flooring and beamed ceilings. From here there is a walkway leading to the kitchen and breakfast room, which has a newly fitted modern kitchen and slate flooring. There is a window overlooking the rear garden and a door through to a useful porch and utility room with a side external door.

On the first floor a landing provides access to the 3 bedrooms and the well appointed bathroom. The 2 rear bedrooms enjoy a far reaching rooftop country views and the main bedroom is at the front. The garden has a patio area, generous lawned garden and a decked area which takes full advantage of the lovely views.



## 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.

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## Sitting Room

17'11" max x 12'4" (5.47m max x 3.78m)

## Kitchen/Dining Room

17'8" x 9'2" (5.39m x 2.80m)

## Rear Porch/Utility Room

9'8" x 4'1" (2.97m x 1.26m)

## First Floor Landing

## Bedroom 1

11'2" max x 10'6" (3.42m max x 3.21m)

plus wardrobes

## Bedroom 2

10'1" x 8'6" (3.08m x 2.60m)

plus wardrobe & airing cupboard

## Bedroom 3

7'5" x 7'1" (2.28m x 2.16m)

## Bathroom

7'9" x 6'2" (2.38m x 1.88m)

## Services

Mains Electricity, Water & Drainage.

Electric Storage Heating.

Council Tax Band A.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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