



Town • Country • Coast

Tamar View | Launceston





Built circa 1901 is this period home full of charm and character, enjoying an uninterrupted view over the Tamar valley toward the Tors of Dartmoor National park beyond.

You enter into a porch with original floor tiles and attractive coloured glass into a hallway with original staircase to the first floor. The sitting room with large bay window overlooks the garden and Tamar Valley beyond. This room has high ceilings and original picture rail. Sliding wooden pocket doors divide the sitting room from the front aspect drawing room which much like the sitting room has original features including an open fire with attractive surround (currently not in use). Also on this floor is a useful cloak room with WC. A staircase takes you down to the lower ground floor which is dedicated to a refitted kitchen/dining room. The kitchen overlooks the rear garden with French doors opening out. The kitchen has a range of base level units together with integrated appliances. To one end of the kitchen is a fireplace with space for a range cooker. The kitchen has plenty of space for a family dining table. An open doorway leads into the large pantry with space and plumbing for a washing machine.

On the first floor are 2 large double bedrooms and a useful single. The guest room enjoys a fabulous view through a feature bay window over the Tamar Valley. Bedroom 3 is another good size double with a large bay window. From the first floor landing is a staircase taking you up to the master bedroom suite with ensuite shower room. This room is full of light from front and rear aspect windows plus 2 large velux window, there is a built-in wardrobe to one side plus plenty of eves storage.

Adjoining the kitchen is a patio area ideal for outside dining. To one side are 2 block sheds one housing the central heating boiler and the other for dry storage. Beyond here is a lawn terminating at the private driveway with garage. The entire rear garden also enjoys wonderful views towards Dartmoor.



- Well presented terraced period home
- 4 Bedrooms (1 ensuite)
- Parking and garage

- 2 formal reception rooms
- Fantastic views over the tamar valley
- Refitted kitchen overlooking the garden

- Enclosed rear garden
- Walking distance to schools, Tesco & retail park

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 and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Did you know?

The very impressive Launceston Castle dates from Norman times. Before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia. The Cornish name is Lannstefan and Lannstefan is Cornish for Church of St Stephen.





Lower Ground Floor

Kitchen/Dining Room
17'5" x 13'6" (5.31m x 4.13m)

Pantry
8'0" x 6'8" (2.46m x 2.04m)

Ground Floor

Porch
5'4" x 4'0" (1.63m x 1.23m)

Entrance Hallway
17'8" x 5'4" (5.40m x 1.64m)

Living Room
13'2" x 12'5" (4.03m x 3.80m)

Drawing Room
13'5" x 12'6" (4.09m x 3.82m)

W/C
5'3" x 4'8" (1.62m x 1.43m)

First Floor Landing

Bedroom 2
13'2" x 11'8" (4.02m x 3.57m)

Bedroom 3
14'11" x 11'10" (4.56m x 3.62m)

Bedroom 4
8'11" x 5'11" (2.73m x 1.81m)

Bathroom
6'1" x 5'11" (1.86m x 1.82m)

Second Floor

Bedroom 1
17'6" x 13'8" (5.34m x 4.17m)

En-suite
11'3" x 4'0" (3.43m x 1.22m)

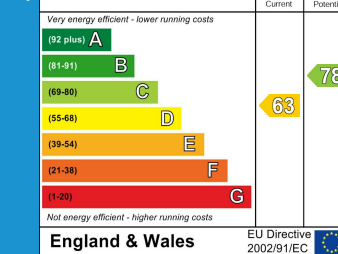
Agents Notes

The drawing room located at the front of the property has Acoustic Glazing.

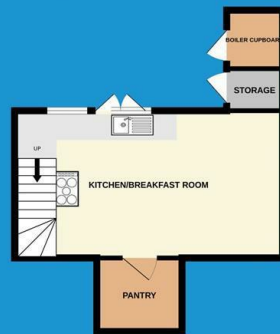
Services

Mains electricity, water, gas and drainage.
Mains Gas central heating.
Council Tax Band D.

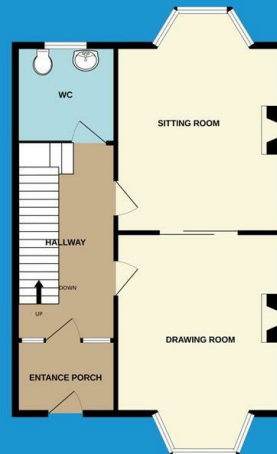
The property is 162 Square Metres



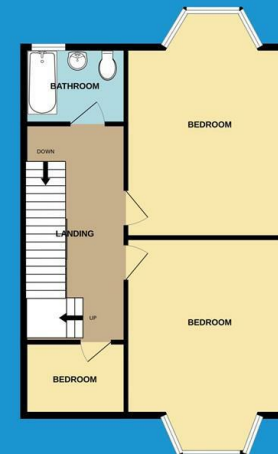
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Town • Country • Coast



Tamar View | Launceston



Town • Country • Coast

01566 706706 • sales@viewproperty.org.uk
www.viewproperty.org.uk

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.