



STAGS

7 Castle Street



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Launceston, PL15 8BA

Plymouth 26 miles Exeter 43 miles Truro 47 miles

- Central Town Location
- Sitting Room
- Kitchen and Utility Room
- Dining Room
- 4 Bedrooms
- Bathroom and a Shower Room
- Garden
- Impressive Views

Guide price £325,000

SITUATION

The property sits in a convenient location near the town centre of the former market town of Launceston and 200 feet from the historic Castle and grounds. At Launceston there are doctors, dentists and veterinary surgeries, 24-hour supermarkets, a fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. There is access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 network, mainline railway station serving London Paddington and an international airport.

To the south is the city of Plymouth with its extensive shopping facilities, department stores, deep water marina and regular cross channel ferry port serving northern France and Spain. To the north is the coastal resort of Bude with its extensive sandy beaches and cliff walks. From Bude, access to the A39 trunk road, the Atlantic Highway, allows easy exploration of the majestic stretch of the north Cornish coast.

DESCRIPTION

The property is a charming Grade II Listed semi-detached 4 bedroom house with a delightful garden and views over the town and across to the surrounding countryside. The poet John Betjeman described Castle Street as 'having the most perfect collection of 18th Century townhouses in Cornwall'.



An attractive Grade II Listed house enjoying a prominent position on a historic street in Launceston





ACCOMMODATION

The spacious accommodation is illustrated on the floorplan overleaf and briefly comprises: an entrance hall leading through to the dining room with sash windows and a fireplace. The kitchen has a range of wall mounted cupboards, base units and drawers, an inset sink, gas hob with an extractor hood over, integrated fridge and a Stanley stove supplying the hot water and central heating. A door leads through to the utility room with further cupboards, an inset sink, space and plumbing for a washing machine, a door to the rear garden and doors to a WC and pantry. The sitting room has a gas fire, large sash windows and a door leading out to the rear garden with views of the town and surrounding countryside.

The first floor offers a spacious landing, 3 double bedrooms, a bathroom and a shower room. Stairs lead from the landing to bedroom 4.

OUTSIDE

To the front there is an area of patio leading to the front door with a range of shrubs and plant bordering. To the rear steps lead down to a patio area with further steps leading down to the lower ground floor store rooms. The garden is predominantly laid to lawn with a range of shrubs and plants. At the end of the upper level of the garden there is an area of hardstanding with railings offering excellent views across to the countryside and in the opposite direction, a view of Launceston Castle.

Steps lead down from the upper level of the garden to several lower levels which are laid to lawn. The steps continue to lead down to a gate providing access onto St Thomas Road.

SERVICES

Mains water, drainage and electricity and gas central heating. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWING

Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From our office on Western Road, continue towards Launceston town centre. Follow the road around to the left continuing down St Thomas Road and turn right onto the A388 (Wooda Road), signposted Polson. Take the first right onto Tower Street and continue to the top, turning right onto Castle Street. Continue down the hill and follow the road around to the right and you will see the property on your left.





These particulars are a guide only and should not be relied upon for any purpose.



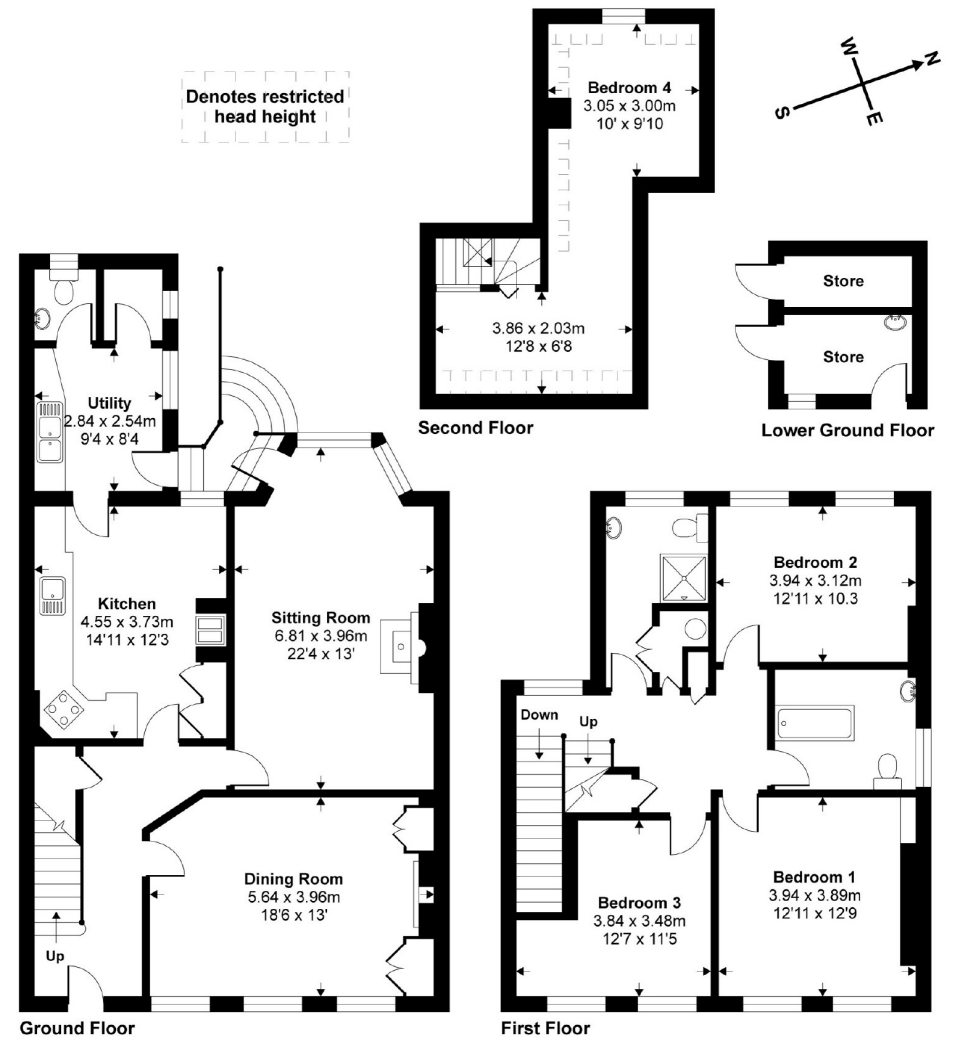
Stags

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Approx. Gross Internal Floor Area
181.3 Sq Metres 1952 Sq Ft (Excludes Restricted Head Height & Outbuilding)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale