Windmill Lane, Launceston, PL15 9AU

A quirky, cosy character Grade II Listed 3 BEDROOM COTTAGE situated in a quiet lane in the town centre together with good size lawned GARDENS and a decked area enjoying the most panoramic VIEWS across the town, countryside and the moors.

£193,500 Freehold
Located in this quiet lane is this well presented Grade II Listed Charming Character 3 Bedroom Cottage, two being doubles and a generous bathroom. Offering many character features such as flagstone floors, exposed beams, alcoves, a high quality and efficient inset wood burning stove in the sitting room and an ornamental fireplace in the kitchen. The cottage benefits from double glazing, temperature controlled high specification electric heaters and a high quality self cleaning oven. The gardens to the rear are level and laid to lawn with a good size decked area enjoying the most magnificent panoramic views across the town with rolling countryside and Dartmoor beyond. The successful purchasers of this property would have the option to continue a rental on a Garage within a short distance.

LOCATION
The property is located in this quiet no through road and only a few minutes walk to the town centre. Launceston is known as the gateway to the county and sits on the Devon border. The town’s skyline is dominated by the ruins of a Norman castle that stands high on a hillside with dramatic views over Bodmin moor and Dartmoor. The castle was a strategically important building after the Norman Conquest and its green was used for executions until the 19th century. Situated between the north and south coasts, Launceston is convenient for beaches and coastal or country walks. There are two golf courses at Trethorne and Launceston, with Roadford Lake Country Park where visitors can fish for trout, sail, windsurf, cycle, row, kayak and camp. Shopping facilities include quirky independent shops, Tesco and Marks and Spencer Food Hall, Argos, Pets at Home, to name a few. The renowned Garden Centre at Homeleigh is on the edge of the town, drawing in
many visitors with restaurant and coffee shop overlooking a lake.

**THE ACCOMMODATION COMPRISES**

(All Measurements are Approximate)

**CANOPY ENTRANCE**

Into:

**ENTRANCE HALL**

Which opens into:

**SITTING ROOM**

17' 10" max x 12' 3" max incorporating Hall (5.44m x 3.73m) With attractive flagstone floors. Exposed beams. Sash window to front with deep oak sill. Inset attractive woodburning stove with recess to side and log store below. Night storage heater. Alcove. Opening into:

**KITCHEN/DINER**

18' 5" x 9' 2" (5.61m x 2.79m) plus door recess Two double glazed windows to rear. Attractively fitted with range of wall and base units under a roll edge work surface with deep tiled sills incorporating one and a half bowl stainless steel sink unit. Integrated appliances include dishwasher, washing machine, fridge and freezer. Tiled splashback to walls. Built-in electric oven with ceramic hob and extractor over. Ornamental fireplace making a feature of this room. Electric heater. Exposed beamed ceiling. Recessed larder with shelving. Glazed door to rear porch. Flagstone floor.

**REAR PORCH**

With half glazed door to outside and double glazed window to rear. Work surface with space below for appliances such as tumble dryer.

From the Hall stairs rise to the First Floor Landing. Balustrading. Timber latch doors to Bedrooms and Bathroom.

**BEDROOM 1**

11' 2" x 10' 6" max (3.4m x 3.2m) With built-in wardrobes to one wall. Sash window to front with deep sill and electric wall heater.

**BEDROOM 2**

9' 11" x 9' 6" max (3.02m x 2.9m) With large built-in double cupboard and recess double wardrobe with mirrored doors. Fabulous views. Electric wall heater. Double glazed window to rear.

**BEDROOM 3**

7' 5" x 6' 3" (2.26m x 1.91m) With double glazed window to rear and deep sill enjoying fabulous views. Electric wall heater.

**BATHROOM**

7' 9" x 6' 2" max (2.36m x 1.88m) With sash double glazed window to front. Comprising white suite with timber panelled bath and deep tiled sill. Tiled splashbacking. Mains fed shower over. Shower screen. Low level wc with tiled splashback. Basin with mixer tap and tiled splashbacking and mirrored cabinet above. Underfloor heating. Dimplex wall heater. Access to loft space.

**OUTSIDE**

To the front of the property is an area of gravelled front garden. To the rear of the property the gardens are laid to lawn with patio and extensive decked area ideal for alfresco dining and to enjoy the magnificent views over the town and rolling countryside beyond where you can see for miles including glimpses of Dartmoor.

**SERVICES**

Mains water, electricity and drainage.

**LOCAL AUTHORITY**

Cornwall Council.

Council Tax Band A.

**DIRECTIONS**

From the town centre proceed under the Southgate Arch and up Race Hill taking the first right then immediately left into Windmill Hill Lane. Continue along this road passing the garages on your left and the property will be found a short way along on the left hand side.
TO ARRANGE A VIEWING PLEASE CONTACT

Launceston Office
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Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.