



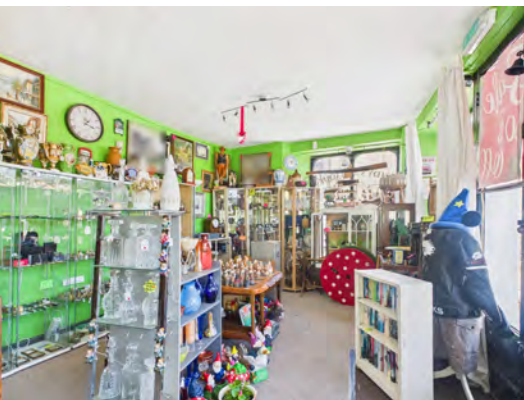
Bond  
Oxborough  
Phillips

*Changing Lifestyles*

42 St. Thomas Road  
Launceston  
PL15 8BX



**Offers Over - £260,000**



Changing Lifestyles

01822 600700



# 42 St. Thomas Road



- Prominent Grade II listed townhouse in a central location
- Ground-floor retail premises with large display windows
- Flexible live/work opportunity with mixed-use accommodation
- Four bedrooms, including a principal bedroom with en-suite
- Three reception rooms offering versatile living space
- Open-plan kitchen/breakfast room with terrace access
- Integral garage and adjoining workshop
- Roof terrace enjoying views towards Launceston Castle and the surrounding townscape
- Solar panels heating the hot water



Occupying a highly visible and sought-after position, this impressive Grade II listed townhouse offers extensive and versatile accommodation arranged over three floors. Combining character, space, and commercial potential, the property features four bedrooms, multiple reception rooms, a prominent ground-floor retail space with display frontage, an integral garage, and a delightful roof terrace enjoying views towards the historic Norman castle. The property presents an excellent opportunity for a live-work lifestyle or, subject to any necessary consents, conversion into a substantial family residence.

The ground floor can be accessed either through the attractive shop frontage or via a separate entrance from St Thomas Hill. The commercial area comprises a bright and spacious retail showroom with traditional flagstone slate flooring and large display windows providing excellent exposure to passing traffic. A second adjoining sales area, currently incorporated into the shop space, also benefits from slate flooring and a characterful wood-burning stove.

Beyond the retail accommodation lies a generously proportioned reception room featuring a fireplace and elegant arched display alcoves, creating a welcoming and versatile living space. An inner hallway provides access to a cloakroom with WC, together with an integral garage and workshop. The principal entrance hall showcases an impressive carved timber staircase, setting the tone for the character and charm found throughout the property.

The first-floor accommodation offers excellent living space, including a spacious sitting room with twin front-facing windows framing attractive views across to St Stephen's. A separate dining room provides an ideal setting for entertaining, while the open-plan kitchen and breakfast room enjoys direct access via double doors to a private roof terrace. This elevated outdoor space is perfect for relaxing or dining al fresco while taking in views towards the iconic Launceston Castle.

The upper floor comprises four bedrooms, three of which are generous doubles. The principal bedroom benefits from its own en-suite shower room, while the fourth bedroom is currently arranged as a study and enjoys particularly attractive castle views. Completing the accommodation is a well-appointed family bathroom.

Rich in period character and offering exceptional flexibility, this unique property represents a rare opportunity to acquire a landmark building in a prominent town-centre location.

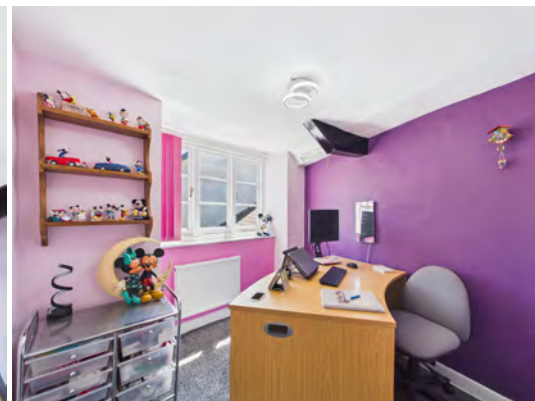


# Changing Lifestyles

The property is conveniently located approximately half a mile from Launceston town centre, offering easy access to its commercial, recreational, and educational facilities. Nearby shopping amenities include a Tesco Superstore and a retail park, providing excellent day-to-day convenience.

Launceston is well-served by several primary schools, a secondary college, a leisure centre, and an 18-hole golf course, making it a well-rounded location for families and individuals alike.

Excellent transport links are available in the cathedral city of Exeter—approximately 42 miles away—offering road, rail, and air connections via Exeter International Airport. The maritime city of Plymouth, around 26 miles from Launceston, provides regular cross-channel ferry services to France and Spain.



Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01822 600700**  
for more information or to  
arrange an accompanied viewing  
on this property.



Floor -1



Floor 0



Floor 1



Floor 2

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

### PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have 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. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.