



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Station Road,  
Launceston,  
PL15 8EG



**Asking Price - £189,950**



Changing Lifestyles

01822 600700



# 1 Station Road, Launceston, PL15 8EG



- Unique Detached Cottage
- Offering Three Bedrooms
- Kitchen/ Breakfast Room
- Living Room with Exposed Stone & Beams
- Newly Fitted Shower Room & Utility Room
- Courtyard Garden
- Ideal Investment of First Time Purchase
- Popular Location



Steeped in history, the cottage retains a number of attractive period features that lend it a warm and welcoming atmosphere, while benefiting from practical modern upgrades including mains gas central heating and PVCu double glazing throughout. These updates ensure energy efficiency and comfort all year round, making it a perfect choice for families, professionals, or anyone looking to downsize without compromising on style or convenience.

The accommodation is well-proportioned and thoughtfully laid out to suit a variety of lifestyles. The ground floor comprises a welcoming living room, a well-equipped kitchen, a modern shower room, and a practical utility room offering additional storage and functionality. Upstairs, the first floor hosts three comfortable bedrooms, each enjoying natural light and characterful features.



Internal viewing is highly recommended to fully appreciate the charm, warmth, and potential this delightful home has to offer. Alongside its peaceful setting, the property benefits from its close proximity to the historic town centre of Launceston, providing easy access to a wide range of amenities, schools, and transport links.



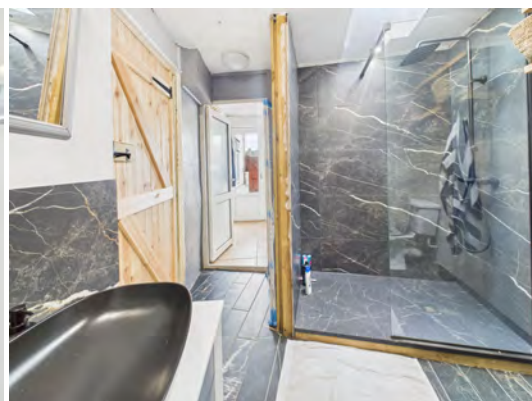
This charming property enjoys a quiet, tucked-away position in one of Launceston's most sought-after residential areas. Set on the outskirts of town, it benefits from delightful views over neighbouring pasture fields and towards the historic Launceston Castle.

Launceston itself offers a comprehensive range of amenities, including several supermarkets—among them an M&S Food Hall—along with doctors, dentists, opticians, veterinary practices, and a variety of educational facilities. For leisure and recreation, residents can take advantage of a well-equipped leisure centre with a swimming pool, two 18-hole golf courses, and numerous sporting and social clubs.

The town is conveniently located for transport links, with easy access to the A30, providing direct routes to the cathedral cities of Truro to the west and Exeter to the east. The maritime city of Plymouth is just 25 miles away, offering further cultural, shopping, and travel opportunities.

For lovers of the outdoors, the rugged North Cornish coast lies approximately 18 miles away, featuring expansive sandy beaches, breathtaking cliff-top walks, and some of the most stunning coastal scenery in the British Isles.

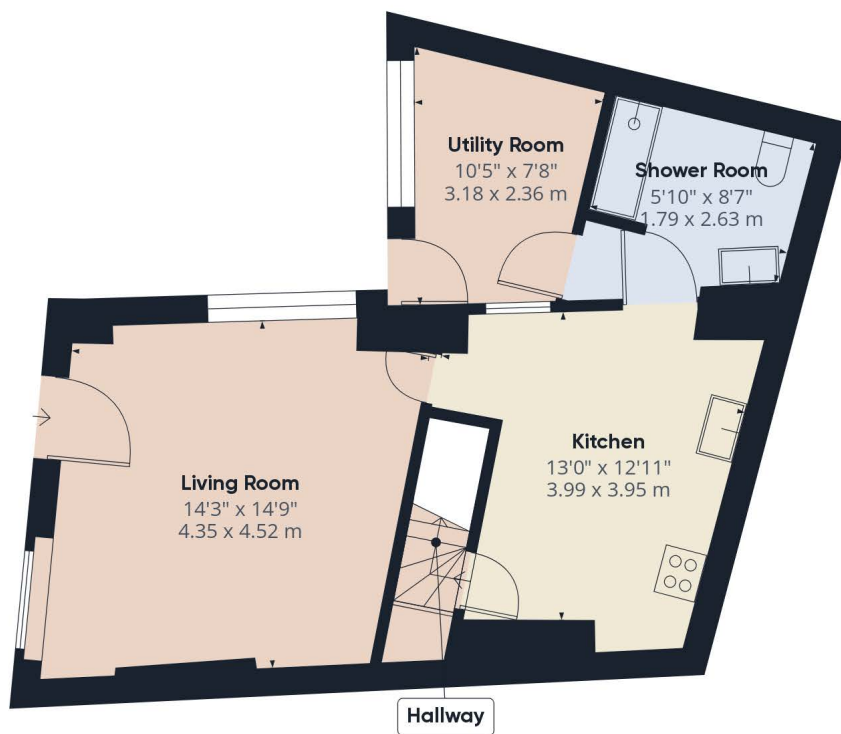
## Changing Lifestyles



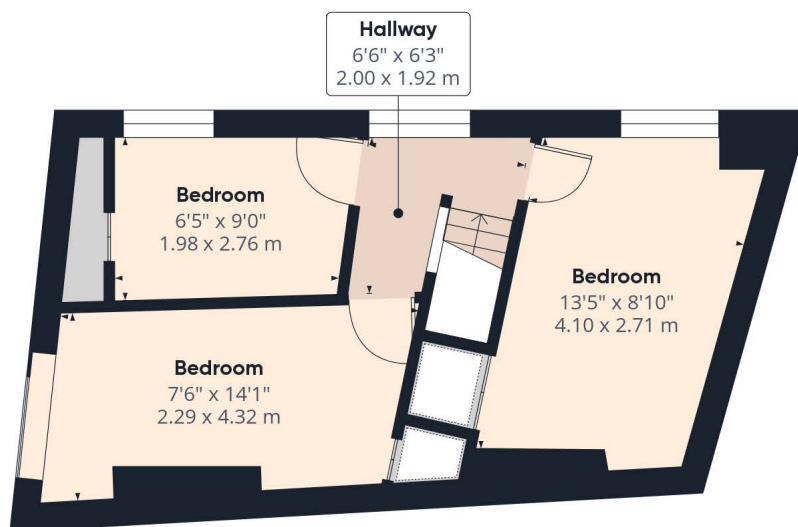
Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01822 600700**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





Floor 0



Floor 1

## 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.