



Bond
Oxborough
Phillips

Changing Lifestyles

7 Castle Street
Launceston
PL15 8BA



OIEO- £450,000



Changing Lifestyles

01822 600700

7 Castle Street, Launceston, PL15 8BA



- Charming period home set over three floors in a desirable conservation area
- Stunning countryside views from the rear, enjoyed from multiple rooms
- Retained character features including bay window, fireplaces, coving, and ceiling roses
- Stylish modern kitchen with granite worktops and integrated appliances
- Three double bedrooms plus flexible loft space for bedroom, office, or gym



Set within a desirable conservation area, this beautifully presented period home spans three floors and boasts far-reaching views of the surrounding countryside. Mentioned on Rick Steins TV Series on Cornwall that the late John Betjeman once quoted "Castle street is the most perfect collection of 18th Century town houses in Cornwall". Full of charm and character, the property retains many original features, including decorative fireplaces, an elegant bay window framing the rural outlook, intricate ceiling roses, ornate coving, and Karndean flooring throughout the hallway, kitchen, and utility room.

In recent years, the home has been thoughtfully updated to combine timeless style with modern convenience. Improvements include high-quality, multi-pane sash windows, a mains gas-fired central heating system with bespoke radiator covers, and full redecoration to a high standard. At the heart of the home is a well-appointed kitchen/dining area, complete with granite work surfaces and integrated appliances, designed to complement the property's period charm.

The ground floor features an inviting hallway with a feature staircase, two elegant reception rooms, a stylish kitchen/diner, and a practical utility room with access to external garden stores.

Upstairs, the first floor hosts three generous double bedrooms. The principal bedroom includes fitted furniture, and the third bedroom enjoys particularly impressive views. A family bathroom and a separate shower room provide modern, well-finished facilities for this level.

A further staircase leads to the second floor, offering a versatile loft-style space—ideal as a fourth bedroom, home office, or gym—with built-in storage enhancing its practicality.

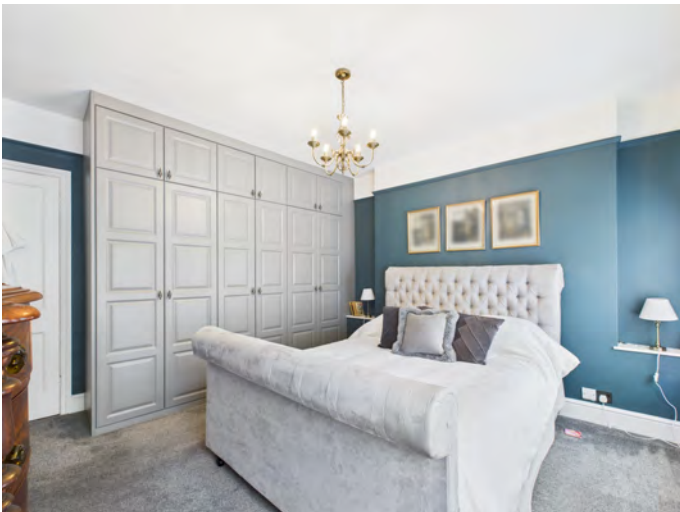
Outside, the distinctive slate-hung rear façade overlooks beautifully landscaped gardens, thoughtfully planted with perennials and flowering shrubs. A main patio provides the perfect spot for outdoor dining, while a winding path leads through the lawn to a second terrace with panoramic countryside views. Below this, a lower garden area offers potential for a kitchen garden or informal planting.

Please note, the property does not include off-road parking. However, the current owners hold a private parking arrangement for one vehicle directly opposite the home, at a cost of £200 per year. Buyers are advised to verify the continuation of this agreement independently.

Conveniently located, the property is a short stroll through the historic Castle grounds to the vibrant town centre, which offers a range of independent shops, cafés, eateries, and local amenities. Larger supermarkets, a community-run leisure centre, schools, and healthcare facilities, including a minor injury unit, are also within walking distance.

Launceston's prime position just off the A30 ensures excellent connectivity, with Truro and West Cornwall to the west, and Exeter and the M5 to the east. Agents Note: A section of the garden's stone boundary wall is Grade II Listed.

Agent Note- The property itself isn't listed, but the garden walls and archway remain listed.



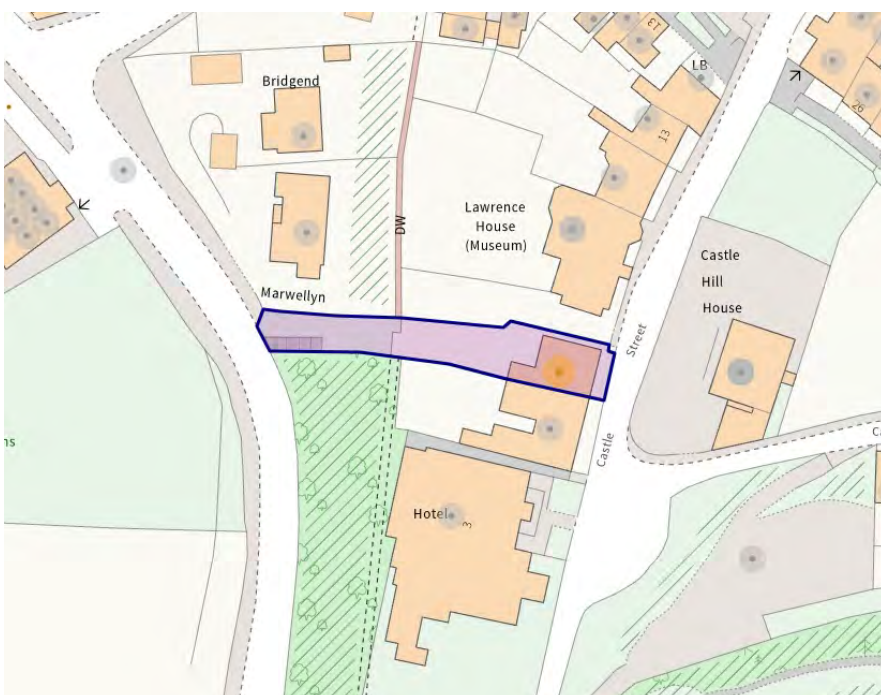
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Launceston is a charming and historic town, formerly the capital of Cornwall, with the imposing Launceston Castle keeping watch over the town and its surroundings. Nicknamed "the gateway to Cornwall," Launceston sits right on the border of Cornwall and Devon, with the River Tamar marking much of the boundary between the two counties.

It has great access to the stunning coastlines of Cornwall and Plymouth and Exeter further afield, with the A30 providing a convenient connection.

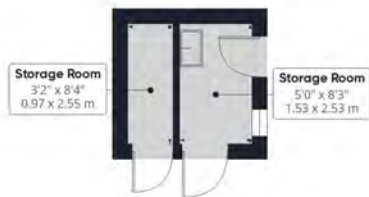
In the town itself, you can find a range of unique businesses and the occasional national store, such as Tesco, Costa Coffee and many more. There are local amenities such as a leisure centre, healthcare facilities, and good primary and secondary schools.



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

Scan here for
our Virtual Tour:





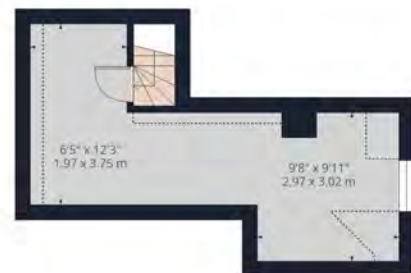
Floor 0



Floor 1



Floor 2



Floor 3

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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.

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