



Bond
Oxborough
Phillips

Changing Lifestyles

Angel Cottage, 11 Angel Hill, Launceston, PL15 8BS



Asking Price - £375,000



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- Detached Grade II Listed cottage
- Three double bedrooms over three floors
- Open-plan kitchen/dining with integrated appliances and central island
- Spacious, light-filled living room with fireplace and wood-burning stove
- Modern bathrooms and utility room with washing machine
- Landscaped garden with level patio, home office/studio, and mature planting
- Views across Dartmoor
- Garage plus roadside parking



This unique detached cottage has been lovingly restored and maintained by the current owners in line with Grade II Listed guidelines, with a host of modern improvements designed to enhance comfort and functionality while respecting the property's historic character. Works include the installation of a Positive Air System in the loft, professional damp treatment to the stone walls, partial rendering and decorating, and a recently replaced flat roof. The garden has been thoughtfully landscaped around an ancient stone wall, creating a peaceful and private outdoor space, complete with a home office/studio (Biohort) with power supply, set on a level patio.

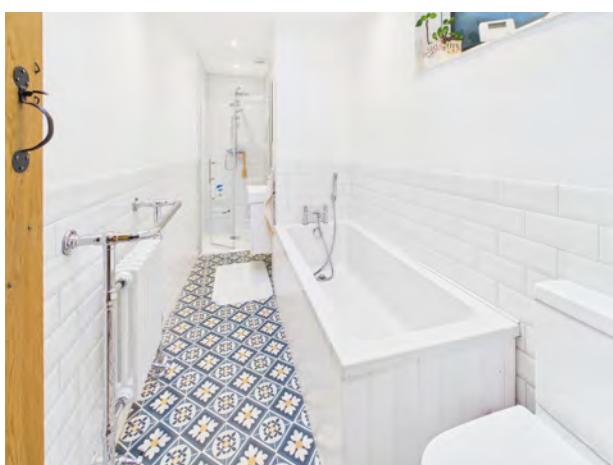
The interior is laid out over three floors and immediately impresses upon entry via a bespoke solid timber door. The ground floor is open-plan, featuring a cleverly designed kitchen with a central island, breakfast bar, granite work surfaces, tiled splashbacks, and integrated appliances including an electric hob, double oven, combi microwave/grill, fridge freezer, and dishwasher. A walk-in pantry provides additional storage, while a fireplace with a wood-burning stove creates a warm, welcoming focal point adjacent to the dining area.

Upstairs, the first floor comprises a spacious, light-filled living room, a large double principal bedroom, and a modern bathroom with both a bath and a separate glazed shower. A utility room with sink and washing machine provides additional convenience, with direct access to the garden.

The second floor accommodates two further double bedrooms, a WC, and dormer windows, with some restricted head height adding character to the upper level.

The garden is a highlight, accessible via two paths from the property and the front road, converging on a level patio area with home office/studio and scenic views across to Dartmoor. Mature plants, trees, and seating areas create a tranquil retreat, while parking is available in the single garage and on the road where possible.

This property combines historic charm, modern comforts, and an exceptional outdoor space, making it a truly special home in a remarkable setting.

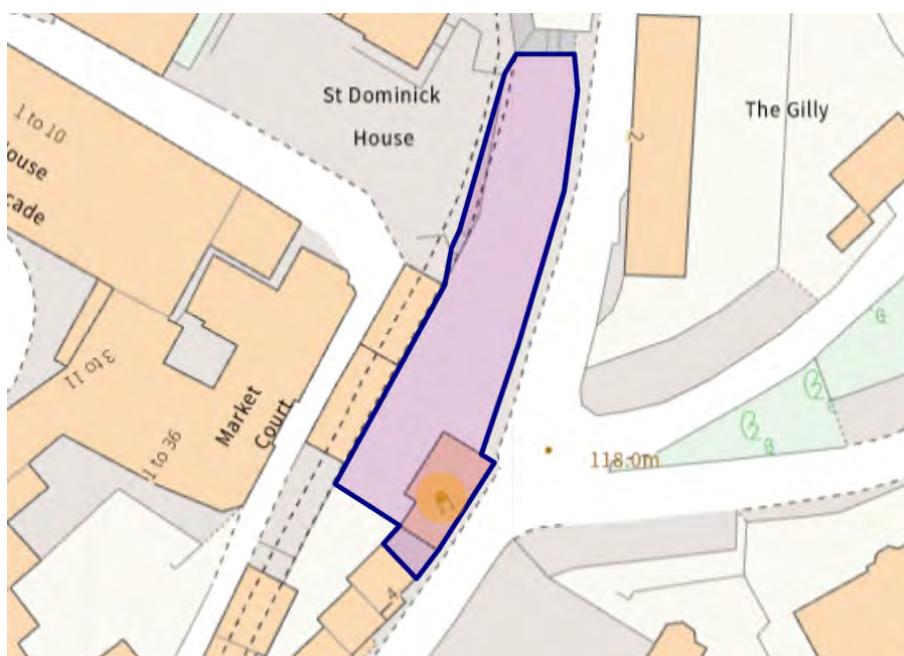
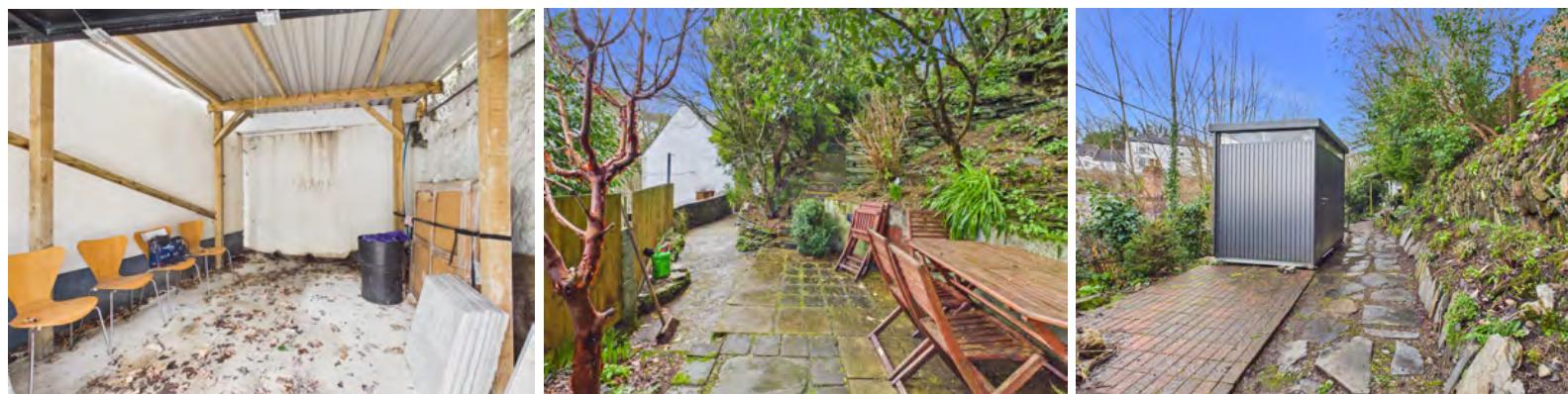


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Set amid the gentle folds of the Cornish countryside, Launceston is often described as the gateway to Cornwall, lying right on the Devon border. The town is instantly recognisable thanks to its striking Norman castle, whose ruins crown the hillside and offer sweeping views across both Bodmin Moor and Dartmoor. Once a key stronghold following the Norman Conquest, the castle green later became the site of public executions until the 19th century.

Perfectly positioned between Cornwall's north and south coasts, Launceston provides easy access to beaches, moorland and miles of unspoilt countryside. The wider area caters for every interest, with two golf courses close by and Roadford Lake Country Park offering trout fishing, sailing, windsurfing, cycling, rowing, kayaking and camping.

The town itself blends well-known national retailers—such as Marks & Spencer Food Hall, Tesco, Argos and Pets at Home—with an appealing mix of independent and artisan shops. Excellent transport links include the A30, which reaches the M5 at Exeter in under 45 minutes, and the A388, placing Plymouth less than an hour away. For those seeking the coast, the popular seaside town of Bude lies just 17 miles to the north.



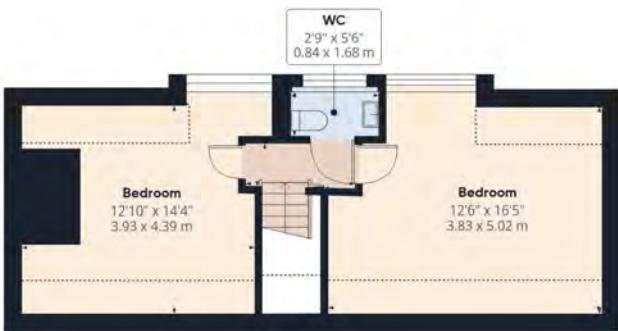
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arrange an accompanied viewing
on this property.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3

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