



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

5 St. Stephens Hill  
Launceston  
Cornwall  
PL15 8HN

**Asking Price: £350,000 Freehold**



Changing Lifestyles

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## 5 St. Stephens Hill, Launceston, Cornwall, PL15 8HN

- Character Mid-Terrace Cottage
- Grade II Listed
- 5 Bedrooms
- 3 Reception Rooms
- Large Garden
- Mains Gas Fired Central Heating
- Detached Workshop
- On-Street Parking
- EPC: D
- Council Tax Band C



An exciting opportunity to acquire this 5 bedroom mid terrace Grade II listed cottage bursting with character features. The property briefly comprise of a kitchen, lounge, dining room, garden room/office, WC, 5 bedrooms shower room and bathroom. To the front of the property is on street parking and gravelled courtyard. The rear of the property benefits from a sunny aspect large garden, detached workshop and views of Launceston castle. The property benefits from mains gas central heating.



Launceston, the gateway to Cornwall, is an historic market town in North Cornwall right on the Cornwall/Devon border offering good access to the Cornish coast and Bodmin Moor. The town is famous for the castle which dates back to medieval times and dominates the landscape sitting proudly at the highest point. The property is situated on St Stephens hill being close to range of day-to-day facilities including local Co-op, Spar, Subway, White Horse Inn, primary schools, St Stephens Church and Newport Industrial Estate. The town of Launceston lies within 1 mile of the property and boasts a comprehensive range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road giving access to Truro & West Cornwall in one direction and Exeter and beyond in the opposite direction. The nearest mainline train stations can be found in Gunnislake and Liskeard, being approximately 16 and 20 miles from Launceston.



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**Entrance** - Access to via partly glazed wooden door.

**Kitchen** - 15'7" x 11'5" (4.75m x 3.48m)

A range of base and wall units with wooden roll edge worktop incorporating a double drainer sink unit with mixer tap. Brick fire place with space for freestanding cooker. Space for freestanding fridge freezer and dishwasher. Single glazed windows to rear elevation overlooking rear courtyard and garden. Exposed beams. Door to Garden room/Home office.

**Lounge** - 16'4" x 14'9" (4.98m x 4.5m)

The lounge boasts character features with original exposed beams, stone fireplace housing wood burning stove with granite pillars and inset clome oven. Wooden window to front elevation with deep sill and secondary glazing. Alcove shelving. Double doors to garden room and dining room.

**Dining Room** - 14'9" x 14'4" (4.5m x 4.37m)

Benefiting from further character features is this good sized dining room providing ample space for a generous dining table. Wooden window to front elevation with deep sill and secondary glazing. Original exposed beams, stone fireplace with wood lintel. Alcove shelving. Stairs leading to first floor landing. Door to kitchen.

**Garden Room/Office** - 11'5" x 9'3" (3.48m x 2.82m)

This room would make the perfect space for an extra reception room or home office. Double doors to rear garden. Flagstone flooring and exposed beams. Door to WC.

**WC** - 8'3" x 5' (2.51m x 1.52m)

Low level WC with pedestal hand wash basin. Plumbing and space for washing machine. Baxi wall mounted gas fired combination boiler. Window to rear elevation. Flagstone flooring.

**Bedroom 1** - 15' x 13'1" (4.57m x 4m)

Window to front elevation. Original open fireplace.

**Bedroom 2** - 11'6" x 10'7" (3.5m x 3.23m)

Window to front elevation with deep sill providing window seat. Cast iron fireplace with wood surround.

**Bedroom 3** - 12'4" x 12'4" (3.76m x 3.76m)

Being located on the second floor the room is access via a separate staircase. This light and airy room provides ample space with walk in wardrobe, further walk in loft storage and eaves storage. Window to rear elevation with secondary glazing benefiting from views over the rear garden. Exposed beams.

**Bedroom 4** - 12'4" x 7'11" (3.76m x 2.41m)

Window to rear elevation with views over rear garden.

**Bedroom 5** - 11'5" x 6'10" (3.48m x 2.08m)

Window to Front elevation with deep sill.

**Shower Room** - 11'11" x 7'2" (3.63m x 2.18m)

The shower room comprises of a low level WC, twin pedestal hand wash basins with tiled splash back and a large shower cubicle with mains fed shower over. Window to rear elevation.

**Bathroom** - 11'11" x 5' (3.63m x 1.52m)

Enclosed panelled bath, low level WC and pedestal hand wash basin with light and shaving point above. Window to rear elevation.

**Detached workshop** - 13'2" x 6'11" (4.01m x 2.1m)

Located in the rear garden. Light and power connected.

**Outside** - The front of the property is approached via a gravelled courtyard with mature shrubs and flower beds. To the rear of the property is a large garden with rear patio benefitting from a sunny aspect. The garden is mainly laid to lawn with mature shrubs and treeline to the rear of the garden. Views over Launceston and the castle make it a perfect setting for alfresco dining. Detached workshop located to the side of rear patio.

**Services** - Mains water, electricity, gas and drainage.

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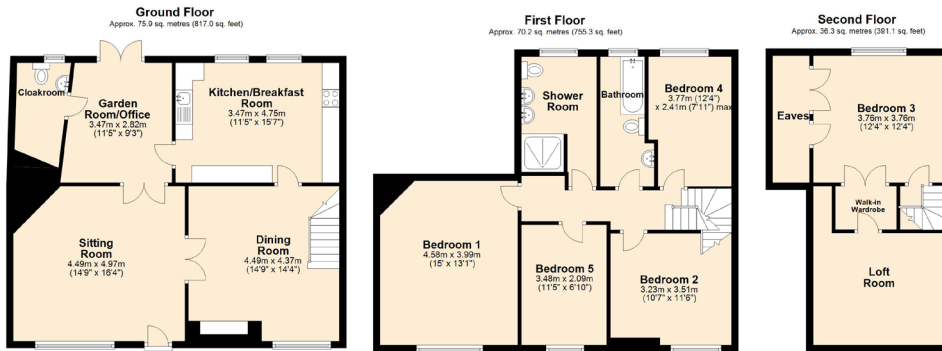


## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 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.

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.



Total area: approx. 182.4 sq. metres (1983.4 sq. feet)  
Bord Orlonough-Phillips - Not to Scale  
Plan produced using PlanUz.

### Directions

From Launceston town proceed out onto St Thomas Road. Continue through the traffic lights until reaching the roundabout at the bottom of St Stephens, going straight on and up the hill the property can be found on the left hand side

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	