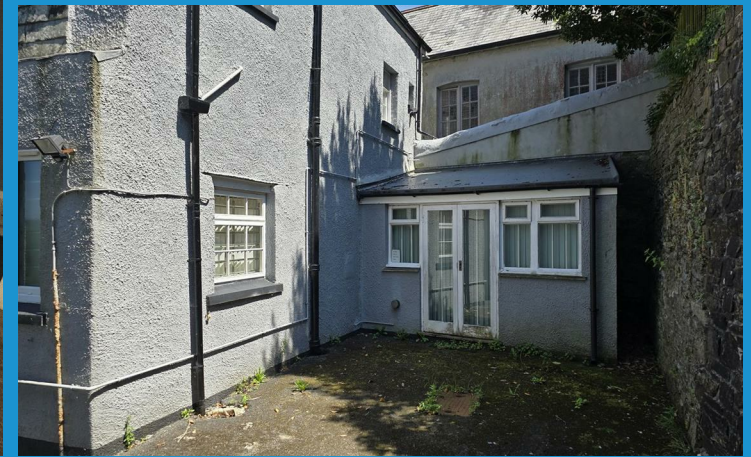




Castle Street  
Launceston | Cornwall



Town • Country • Coast



An attractive 3 bedroom character property situated in the heart of the Town Centre offering good access to the local amenities with off-road parking and a garden area. The property has been a part commercial, part residential property and has had an approved planning application to be used as a full residential dwelling.

This historical property is Grade 2 listed and has a wealth of character features which include multi-pane sash windows and a fan light window over the entrance doorway. The accommodation includes a central hallway with rooms to either side, formerly used commercially but would now be a living room and a home office or hobbies room. The hallway leads through to a kitchen with a door into a garden room, where double doors open into the rear garden area. There is also a useful cloakroom with a WC.

On the first floor there are 3 spacious double bedrooms which enjoy some great views across town looking towards the St Stephens area. There is also a spacious family bathroom and a cupboard which houses the central heating boiler on the landing.

There is a parking area at the side with provision for a couple of cars in tandem. There is a hardstanding courtyard garden area at the rear of the property with double doors into the garden room. There is also another area to the other side of the property under the archway which as we understand, isn't owned by the property but has been used over a long period. Planning permission was granted on the 3rd June 2025 for the change of use for the front room to residential usage under the reference PA25/03110.



### Situation

Launceston is an ancient town steeped in history with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

### Directions

The postcode for the property is PL15 8AZ. What Three Words 'thin.life.bead' will take you to the property. From our office, turn right and proceed along the link road toward Pennygillam. Take the 3rd exit towards the town centre. Follow this road bearing left in front of the castle, follow this road and then take the next right into Wooda Road. Take the following right into Tower Street and continue ahead until you come to a T junction, turn right onto Castle Street and the property will be seen on the left hand side.

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## Hallway

## Living Room

12'5" x 9'10" (3.80m x 3.02m )

## Home Office

9'2" x 7'6" (2.80m x 2.30m )

## Inner Hall

## Cloakroom

4'4" x 2'8" (1.33m x 0.83m )

## Kitchen

9'4" x 7'11" (2.85m x 2.42m )  
2.42m extends to 2.71m

## Garden Room

12'10" x 7'4" (3.92m x 2.24m )  
Irregular Shape

## First Floor

## Bedroom 1

12'9" x 10'5" (3.89m x 3.19m )

## Bedroom 2

13'3" x 10'7" (4.04m x 3.24m )

## Bedroom 3

10'9" x 10'7" (3.28m x 3.24m )

## Bathroom

9'6" x 6'5" (2.92m x 1.96m )  
2.92m narrow to 1.91m

## Services

Mains Electricity, Gas, Water and Drainage.  
Council Tax Band C

## Ground Floor



## First Floor



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

01566 706706 | [sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)



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