



Dutson Road  
Launceston | Cornwall



Town • Country • Coast



A spacious and well presented semi-detached period property situated in an elevated position with commanding views across the town alongside front and rear gardens, ample parking and a garage/workshop. The property is currently arranged as 3 bedrooms plus a study, with a paddle staircase leading to two attic rooms. The staircase which be removed to create a 4th bedroom.

The property features high ceilings and wood flooring. On the ground floor there are 3 spacious reception rooms which includes an impressive sitting room with a recessed bay window at the front letting in plenty of light and a feature fireplace. There is also a dining room with a snug/study leading off. There is a kitchen leading off the dining room, with a side door to the garden and an additional kitchen area with additional units and storage. There is also a useful downstairs WC.

On the first floor there are the 3 bedrooms, all of which are a good size. The front bedroom is a great size, with fitted wardrobes and great views across Launceston Town and the surrounding countryside from the bay window. Bedroom 2 is another great size with the 3rd bedroom accessed via the second bedroom. There is a well appointed family bathroom featuring a cast iron, claw foot bath. On the landing there is a side window, letting in plenty of light. There is the study, which houses the paddle staircase and could be a 4th bedroom if required. The staircase leads to the attic where there are 2 rooms with velux windows.

At the front there is a lawned garden with great views and steps leading down to Dutson Road. The garden wraps around the side, where there is a further lawned garden area, again with great views. At the rear there is a parking area with provision for numerous vehicles and turning space with the garage/workshop. There is a landscaped garden with a lawned area, feature pond and gravelled area leading to a stone former piggyery.



### 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 of the property is PL15 8DY. What Three Words are ' ' this will take you directly to the property. From the town centre, proceed out of town via St Thomas Road and through Newport and at the roundabout turn right. Continue to the next roundabout by Spar and go straight over and on to Dutson Road where the cottage can be found in an elevated position behind the stone wall on the left hand side. Continue up the road towards Dutson Terrace, opposite the row of houses you will see a left turn into a lane, follow this road and it will take you to the rear of the property and parking.

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**Entrance Hallway**

**Cloakroom & WC**

**Living Room**

13'2" x 12'0" (4.03m x 3.66m )  
3.66m extends to 4.68m into Bay Window.

**Dining Room**

12'1" x 10'5" (3.69m x 3.20m )

**Study / Snug**

8'6" x 7'10" (2.60m x 2.41m )

**Kitchen**

7'8" x 6'9" (2.35m x 2.06m )

**Additional Kitchen Area**

7'11" x 5'7" (2.43m x 1.72m )

**First Floor**

**Bedroom 1**

12'3" x 10'11" (3.75m x 3.35m )  
3.75m extends to 4.70m

**Bedroom 2**

12'2" x 11'8" (3.71m x 3.58m )

**Bedroom 3**

10'1" x 6'8" (3.08m x 2.05m )

**Bathroom**

6'11" x 6'2" (2.13m x 1.89m )

**Study Area & Stairs**

8'8" x 7'10" (2.65m x 2.41m )

**Second Floor**

**Attic Room**

16'7" max x 7'9" (5.07m max x 2.38m )  
Sloping Ceilings

**Attic Room**

8'9" max x 8'9" (2.68m max x 2.69m )  
Sloping Ceilings

**Services**

Mains Electricity, Gas, Water and Drainage.

Cornwall Council - Tax Band D

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**



**Second 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.

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