







Detached 4 bedroom family house situated in the sought after area of Penworth Close on the outskirts of town, offering a peaceful cul-de-sac location with view at the rear over the surrounding countryside and good access to the town centre and its amenities. This substantial house features spacious accommodation which includes 2 reception rooms, triple garage and a generous plot with ample parking.

The accommodation includes an entrance hallway, a dual aspect sitting room with an open fireplace with gas fire to one side, a rear aspect dining room with a lovely view and a dual aspect kitchen with a range of eye and base level units. Adjoining the kitchen is a useful utility room and cloakroom together with a door out to the garden.

The first floor features a spacious landing and there are 4 bedrooms alongside the family bathroom plus an additional shower room. 3 of the 4 bedrooms feature wardrobes with 2 being especially large walk-in wardrobes and offering potential to be an en-suite. The rear aspect bedrooms enjoy a view over the garden towards nearby open countryside.

In front of the property is a lawn with a path to the front door. The lawn continues down the side of the property where there are a range of mature trees and shrubs. The lawn extends along the rear of the property where there is a wildlife pond, green house, a range of shrubs and various fruit trees. There is a decked seating area with outside lights and power point. A driveway is to the left of the property terminating at a tarmac parking area for several vehicles. Under the property is a triple sized garage and a vast storage area to the rear which has restricted head height. This whole area has potential to be converted into annex subject to planning permission.





- Substantial detached house
- 4 bedrooms
- 2 reception rooms

- Accommodation spread over 3 storeys
- Utility room and ground floor WC
- View to the rear towards Dartmoor

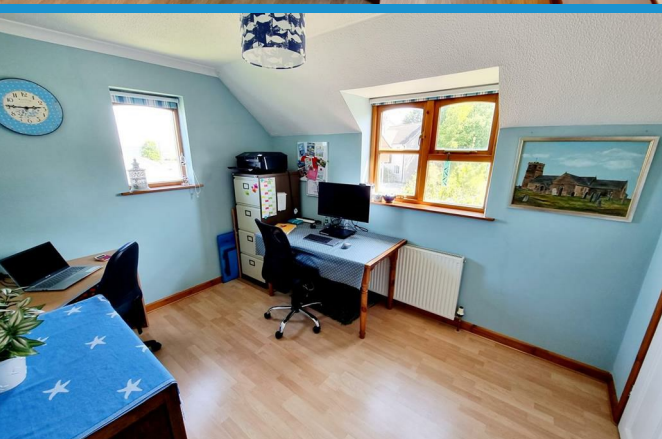
- Cul de sac location
- Gardens to the front and rear
- Ample driveway parking
- Triple garage with potential (STP)

### 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.







## Entrance Hallway

## Sitting Room

18'9" x 11'10" (5.74m x 3.61m)

## Family/Dining Room

17'11" x 10'4" (5.48m x 3.15m)

## Kitchen/Breakfast Room

14'9" x 9'10" (4.50m x 3.00m)

## Utility Room

9'10" max x 5'7" max (3.00m max x 1.72m max)

## W/C

5'11" x 2'11" (1.81m x 0.89m)

## First Floor Landing

## Bedroom 1

13'7" max x 11'9" max (4.16m max x 3.60m max)

## Bedroom 2

11'6" x 8'9" (3.51m x 2.68m)

## Bedroom 3

13'5" max x 9'9" max (4.10m max x 2.98m max)

## Bedroom 4

14'5" max x 5'9" max (4.40m max x 1.77m max)

## Bathroom

8'2" x 5'11" (2.49m x 1.82m)

## Shower Room

4'10" x 2'5" (1.49m x 0.75m)

## Lower Ground Floor

## Triple Garage

27'11" x 17'10" (8.52m x 5.45m)

## Services

Mains Gas, Electricity, Water & Drainage.

Gas Central Heating.

Council Tax Band E.

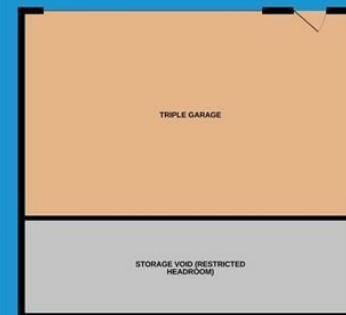
## First Floor



## Ground Floor



## Lower Ground Floor



## Energy Efficiency Rating

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



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# Penworth Close | Launceston



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