



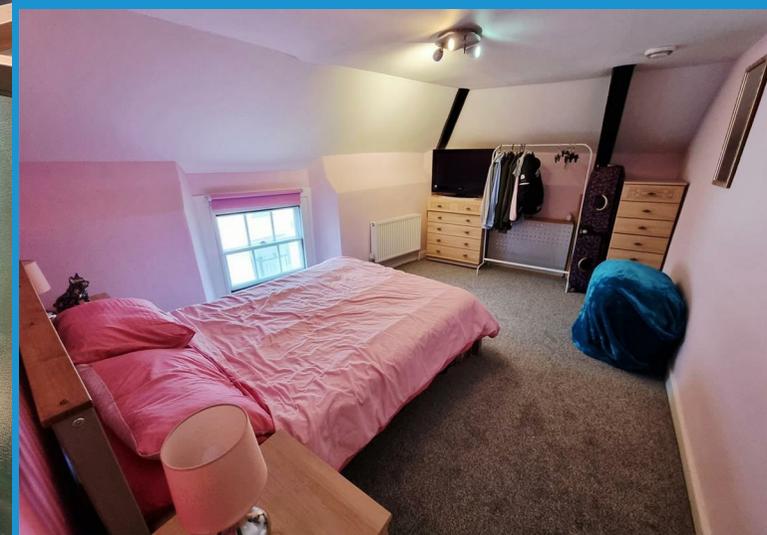


Located in a prominent position is this substantial Grade Two listed town house with accommodation arranged over 3 floors which includes 4 bedrooms, 3 potential reception rooms with a ground floor commercial space with a shop window. The property features an integral garage, rooftop terrace garden with views across to the Norman Castle and great potential as a work/live property or indeed, subject to planning as a generous family home.

The ground floor can be accessed either via double doors from the shop front or double doors at the side leading off St Thomas Hill. The ground floor accommodation includes the main shop which is a light and spacious room with flagstone slate flooring. There are spacious windows at the front, ideal for advertising and a prime spot for passing traffic along St Thomas Road. There is an additional room used for the shop currently, again with slate flooring and featuring a wood burner. A door leads into a spacious reception room with a window at the side and a feature fireplace with attractive arched inset displays to either side.

There is an inner hallway with cloakroom with a WC plus an integral garage and workshop. There is the main hallway, where there is an external door and an impressive carved wooden staircase leading to the first floor to the residential living accommodation. On this floor there are 2 reception rooms, with a generous living room with 2 windows at the front providing a great outlook across to St Stephens. There is also a well presented dining room alongside an open-plan kitchen and breakfast room with double doors leading out to the roof terrace which is a great space with a view towards Launceston Castle.

On the first floor there are 4 bedrooms, 3 of which are great size double rooms with the main bedroom featuring an en-suite shower room. The 4th bedroom is currently used as a study and enjoys the great view looking up towards the Castle. Adjoining here there is a well appointed bathroom.



- Substantial Grade II Listed Town House
- Ideal Live/Work Opportunity
- 4 Bedroom Bedrooms
- 3 Reception Rooms
- Sizable Kitchen/Dining Room
- South Facing Roof Garden
- Integral Garage to the rear
- Prominent Position within the Town

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 peninsular 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 postal code for the property is PL15 8BX. What Three Words 'lawfully.sprinter.dumpling' will take you to the property. From our office proceed along Western Road passing the town hall. Turn right onto Wooda Road, taking the next left and proceed down St. Thomas Hill where the property will be seen on your left hand side at the very bottom.





Entrance Lobby

16'9" x 14'9" max (5.13m x 4.52m max)

Live Work Unit/Office

20'11" x 12'2" (6.38m x 3.71m)

Study/Snug

11'10" x 11'1" (3.61m x 3.40m)

Garage

21'5" max x 14'2" max (6.53m max x 4.32m max)

Cellar

There is a useful cellar space with power and light.

First Floor Landing

Kitchen/Breakfast Room

19'9" x 17'0" (6.03m x 5.19m)
6.03m narrowing to 3.31m
5.19m narrowing to 3.14m

Sitting Room

20'9" max x 12'0" max (6.35m max x 3.68m max)

Dining Room/Bedroom 5

11'10" x 9'10" (3.63m x 3.00m)

Roof Terrace

Second Floor Landing

Bedroom 1

17'5" x 10'9" (5.32m x 3.30m)
5.32m narrowing to 3.84m

En-Suite

6'9" x 4'7" (2.08m x 1.42m)

Bedroom 2

14'0" x 10'11" max (4.27m x 3.33m max)

Bedroom 3

18'8" max x 9'4" (5.71m max x 2.87m)
2.87m narrowing to 2.09m

Bedroom 4

8'0" x 7'4" (2.46m x 2.26m)

Bathroom

9'6" x 5'6" (2.90m x 1.68m)

Services

Mains Electricity, Gas, Water & Drainage.

Gas Central Heating.
Council Tax Band D.

Agents Note

The property features irregular shaped rooms. All measurements are approximate and taken at the widest point.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Ground Floor



First Floor



Second Floor



Town • Country • Coast

42 St. Thomas Road | Launceston



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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.