



Northgate Street  
Launceston | Cornwall



Town • Country • Coast





A beautiful 2 bedroom character cottage which offers a wealth of features and an impressive first floor sun terrace offering privacy and wonderful views across the town towards the surrounding countryside. The property features 2 double bedrooms with a particularly spacious master bedroom alongside a generous bathroom which features a claw foot bath and separate shower cubicle.

The ground floor accommodation includes an entrance hallway with understairs storage cupboard. There is a door into the open kitchen and breakfast room with two feature arched windows at the front. There is a spacious living room with a feature fireplace with a log burner and a window into the rear courtyard. At the rear of the property there is the study which is a useful room with doors leading into the rear courtyard garden.

On the first floor there is the main bedroom with fitted bedroom cupboards and wardrobes alongside a useful storage cupboard and two arched windows to the front. The second bedroom has a rear door which leads onto the sun terrace which is a wonderful tucked away entertaining space with room for a table and chairs, ideal for an al fresco evening drink to enjoy the wonderful view! The bathroom is a stunning feature of the property and is a very spacious size and beautifully appointed with a claw foot bath, shower cubicle, WC and sink.

Externally there is a courtyard to the rear laid to patio with a useful storage cupboard ideal for logs. Also the current vendors have recently had the property reroofed.





## 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.

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## Entrance Hallway

## Kitchen/Breakfast Room

10'11" max x 10'7" (3.34m max x 3.24m)

## Living Room

16'4" x 11'1" max (4.99m x 3.38m max)

## Study

8'0" x 4'11" (2.46m x 1.52m)

## First Floor Landing

## Bedroom 1

12'11" x 11'8" narrowing to 8'2" (3.94m x 3.56m narrowing to 2.49m)

## Bathroom


9'9" x 8'0" (2.99m x 2.45m)

## Bedroom 2

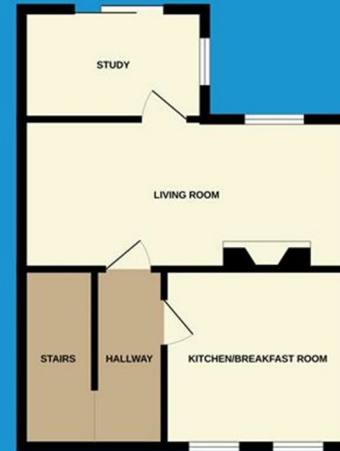
11'1" max x 7'10" (3.39m max x 2.39m)

## Services

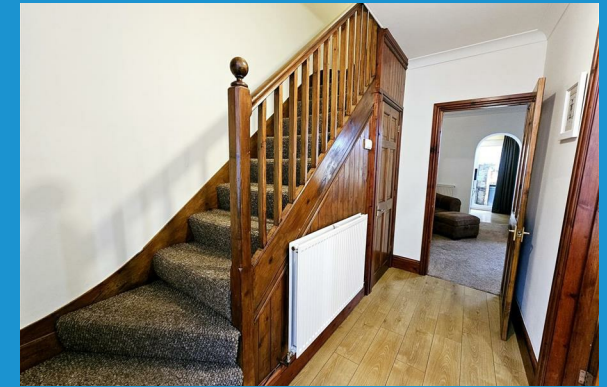
Mains Electricity, Gas, Water & Drainage.  
Council Tax Band A.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		58
(55-68) D		
(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



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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