



**Bluebell Cottage, 25 St Stephens Hill,
Launceston, Cornwall, PL15 8HP**

Guide Price £375,000 Freehold





A beautifully presented Grade II Listed attached cottage with spacious accommodation in a well-favoured location

- 4 Bedrooms (1 En Suite)
 - Family Bathroom
- Kitchen/Breakfast Room
 - 2 Reception Rooms
 - Off Road Parking
 - Enclosed Rear Garden
- Close to Schools & Local Amenities
 - EPC D & Council Tax C

SITUATION This property is situated on the outskirts of Launceston in the popular residential area of St. Stephens, approximately 16 miles from the North Cornish coast and 25 miles to the South coast. Conveniently located, it benefits from nearby amenities including a public house, petrol station and general store. Launceston itself offers an extensive range of facilities such as cafés, supermarkets, medical services (doctors, dentists, and veterinary clinics) and schools. For leisure, there are sports clubs, gyms, swimming pool and a challenging 18-hole golf course, also within 0.25 miles.

The A30 is less than 2 miles away, providing excellent transport links to the Cathedral cities of Truro and Exeter. Exeter offers further connectivity via the M5 motorway, a mainline railway station with direct services to London Paddington, and an international airport.

DESCRIPTION This exquisite, attached Grade II Listed property seamlessly combines period charm with modern functionality, offering a beautifully presented cottage-style home. Lovingly maintained and thoughtfully updated by the current owner, the property retains a wealth of original features while delivering contemporary comforts for everyday living.

The accommodation is illustrated on the floorplan and briefly comprises: steps lead to the front entrance opening into the original Victorian vestibule with stained-glass door into the spacious double aspect lounge complete with a fireplace flued for a wood-burning stove, parquet flooring and stairs rising to the first floor. Adjacent to the lounge is the dining room, which retains an original tiled (unlined) fireplace and a built-in storage cupboard. An opening from the lounge leads to the L-shaped kitchen/breakfast room with a part-slate flagstone and tiled floor, a range of base and wall units,



attractive wooden worktops, underset Belfast sink, plumbing for dishwasher and appliance space for a mains gas/electric range cooker and an upright fridge/freezer. A walk-in pantry provides additional storage. The utility room houses the automated electric boiler and is fitted with matching base units, a 1½ bowl sink and space for a washing machine and tumble dryer. Half glazed door opens to the rear patio area. There is a cloakroom with low-flush WC and wash hand basin.

The first floor landing has a deep linen cupboard and access to insulated loft space. The master bedroom enjoys views over the rear garden and features an ensuite shower room with walk-in shower cubicle, wash hand basin, low-flush WC, underfloor heating and elegant porcelain tiles. There are three additional bedrooms, all generously sized, and an impressive family bathroom. The bathroom is a standout feature boasting underfloor heating, claw-foot freestanding

bath, a walk-in shower with a striking wall panel, a low-flush WC and a wash hand basin. A door provides access to an under-eaves storage area.

OUTSIDE Steps lead up to the front door, flanked by rose beds adding to the property's charm. The rear garden is primarily laid to lawn, bordered by well-defined hedge and fence boundaries for privacy. A recently re-lined fishpond enhances the garden's appeal.

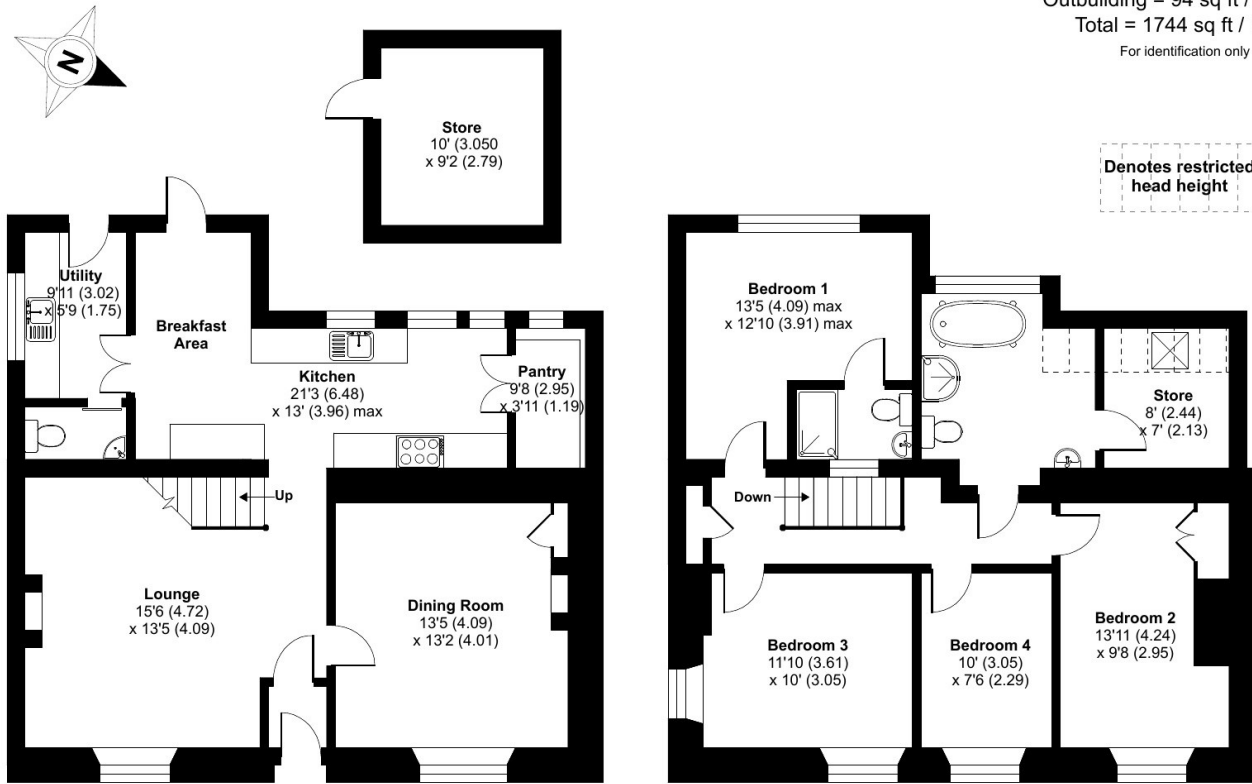
Beyond the garden fence lies a concrete parking area with space for one vehicle, which benefits from planning permission (PA23/04605) for the construction of a mono-pitch structure to create a carport. This structure will also accommodate PV panels and battery storage. Additional off-road parking is available to the side of the property.

At the rear of the cottage a fenced patio area provides the perfect setting for al fresco dining and outdoor entertaining. There is also a stone and slate-tiled shed.

AGENT'S NOTE There is a pedestrian right of access, crossing the rear of the property in favour of the adjoining property.

SERVICES All main services are connected. Grade II Listed. Secondary double glazing to the front aspect. Heating via Wi-Fi controlled electric radiators. Sunamp Thermo Wi-Fi controlled electric boiler for hot water with capacity to integrate solar panels. Council tax band C. Full EPC available on request. Broadband connected: FTTC. Mobile coverage: visit Ofcom website. Please note the Agents have not tested or inspected these services.

Approximate Area = 1624 sq ft / 150.9 sq m
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Outbuilding = 94 sq ft / 8.7 sq m
 Total = 1744 sq ft / 162 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1192131

For more information or to arrange a viewing, please contact us:

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