



**Crossways, Cross Lanes,
Launceston, Cornwall, PL15 8JS**

Guide Price £325,000 Freehold





A remarkably spacious detached bungalow with attractive gardens and views to Launceston Castle

- No Onward Chain
- Lounge with Views to Launceston Castle
 - Stunning Kitchen/Breakfast Room
 - 3 Bedrooms
 - Landscaped Gardens
 - Useful Workshop/Store
- Detached Single Garage & Ample of Parking
 - EPC E & Council Tax C

SITUATION Enjoying a south-facing location with views towards Launceston Castle and half a mile from local facilities including Homeleigh Garden Centre and the Newport area with Spar shop, public house and petrol station, all accessible via a bus stop, located within 30 yards of the property.

Launceston itself offers a range of facilities such as cafes, supermarkets, medical services (doctors, dentist and veterinary surgeries) and schools. For leisure there are sports clubs, leisure centre and 2 testing 18-hole golf courses nearby. The A30 is less than 2 miles from the property and links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.

DESCRIPTION A detached bungalow built in the 1960s of block cavity construction beneath an interlocking tiled roof and has been the subject of considerable expenditure and improvement by the current vendor over the last 11 years.

The accommodation is illustrated on the floorplan and briefly comprises: front door into the entrance lobby with wood-effect laminate floor, window to side aspect and space for ample storage. Door into the lounge with a pair of picture windows enjoying views over the front aspect to Launceston town and castle beyond, attractive exposed wood floorboards and feature fireplace alcove. Door into hallway with doors to all rooms including 3 bedrooms and a family bathroom with a suite comprising of a panel enclosed bath, walk-in shower cubicle, low flush WC, wash hand basin and airing cupboard



housing the oil fired boiler for central heating and hot water.

From the hall, a door leads into the impressive kitchen/breakfast room with a range of base and wall units with laminated work surfaces, inset 1½ bowl sink with mixer taps, ceramic hob with extractor unit over, built-in electric double oven and microwave with pan storage above and below, appliance space and plumbing for washing machine, integral fridge/freezer and peninsula breakfast bar. From the breakfast area there are two sets of patio doors one leading to the enclosed courtyard, ideal for al fresco dining and the other to the garden.

OUTSIDE To the front is a tarmac parking area for several vehicles and a single detached garage. Steps lead up to the front entrance and lawned front garden which has a variety of mature shrubs and bushes providing privacy from the road. There is gated access from either side of the property to the rear garden.

The rear garden is split level and has been landscaped by the current vendor to provide a most appealing place to relax. There is an attractive patio area with flower beds, which is divided into two levels via steps, further steps lead to the lawn area which is level with a variety of shrubs and bushes.

There is an additional lawned area at the top of the garden with a useful detached store/workshop

and superb views back towards Launceston, the Castle and Kensey Valley.

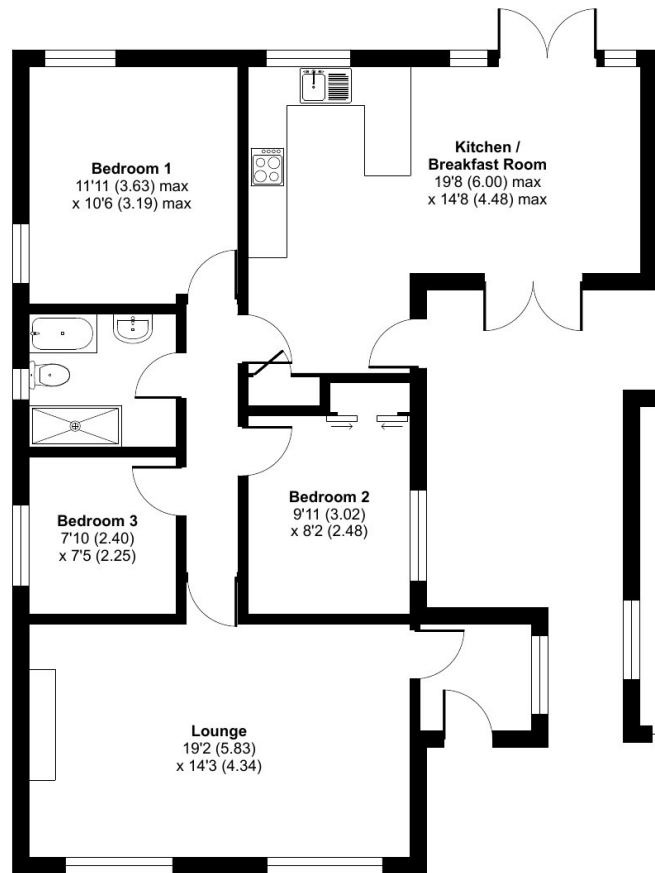
SERVICES Mains water and electricity. Private drainage (septic tank). Double glazed throughout. Oil fired central heating. Council tax C. Full EPC document available on request. Broadband: FTTP. For mobile phone coverage please visit Ofcom website. Please note the agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment with the vendor's appointed agents, DJR Estate Agents & Auctioneers

DIRECTIONS

Sat Nav: PL15 8JS

What3Words: ///lifelong.handsets.panels



Approximate Area = 908 sq ft / 84.3 sq m
 Garage = 160 sq ft / 14.8 sq m
 Outbuilding = 157 sq ft / 14.5 sq m
 Total = 1225 sq ft / 113.6 sq m
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd . REF: 1337081



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

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