



Trevell, 53 Dunheved Road



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Launceston, Cornwall, PL15 9JF

Town Centre 0.5 miles - North Cornish Coast 19 miles – Exeter 42 miles

A character-filled and elegantly updated late Victorian home, seamlessly fusing timeless architectural beauty with modern sophistication, set amid landscaped formal gardens approaching 0.8 acres.

- Impressive Period House
- Stunning Mature Gardens
- Integral 2 Bedroom Annexe
- 5200 sq ft Accommodation
- Privately Owned Solar Panels with Storage
- Private Sweeping Driveway and Garage/workshop
- 0.8 Acre Overall
- Treehouse and Working Well
- Tenure: Freehold
- Council Tax Band: F

Guide Price £829,950

SITUATION

Nestled at the end of a private driveway, this property enjoys a desirable position just off one of Launceston's most sought-after roads. Located on the well-regarded Dunheved Road, it offers a gentle, level stroll into the vibrant town centre, home to a wide array of shops, schools, leisure venues and sports facilities. The A30 provides excellent access between Truro and Exeter—where mainline rail services connect to London Paddington, and Exeter also offers international air travel. For coastal adventures, some of North Cornwall's most picturesque beaches—including Bude and Widemouth Bay—are within approximately 30 minutes' drive.

DESCRIPTION

This beautifully upgraded period home blends timeless character with modern refinement, offering generous living space and a flexible layout to suit a range of lifestyles. Thoughtfully enhanced throughout, the property includes a fully self-contained two-bedroom annexe, perfect for multigenerational living, guest accommodation, or generating rental income. Set within meticulously landscaped gardens of approximately 0.8 acres, this is a home that truly stands out. Early viewing is strongly advised to appreciate everything it has to offer, inside and out.



ACCOMMODATION

Step inside to discover a home where period charm meets modern comfort. Stylishly presented throughout, this property retains original features, including high ceilings, elegant fireplaces, and classic tiled hallways, while offering a contemporary layout ideal for today's lifestyles. The ground floor boasts a striking entrance hall, leading to a spacious open-plan kitchen/diner with direct access to a sun-soaked terrace, perfect for entertaining or relaxing. Two generous reception rooms provide versatile living and hosting space, and there's the added bonus of a cellar for extra storage.

Upstairs, the first floor offers three well-proportioned double bedrooms and a sleek family bathroom. The top floor continues to impress with additional double bedrooms and a dedicated office—ideal for remote working or study.

Connected via internal doors or with its own private entrance, the fully self-contained two-bedroom annexe features a well-equipped kitchen/diner, a cosy sitting room with an attractive fireplace and two double bedrooms. A spacious bathroom with separate shower completes the space, making it an ideal solution for extended family, guests, or generating additional income.

OUTSIDE

The property enjoys a private gated entrance, opening onto a sweeping, tree-lined driveway flanked by formal lawns. Designed with both privacy and practicality in mind, the grounds feature a sun terrace with sleek glass balustrades, vegetable plots, and beautifully maintained walled gardens. Additional highlights include a double garage with an internal workshop area and extra storage facilities, a working well, perfect for watering the gardens, a delightful tree house, and a historic air-raid shelter that adds a unique touch of character. There's ample off-road parking for 8+ vehicles, with space to accommodate larger vehicles, and rear gated footpath access to Windmill Hill, ideal for scenic walks or quick local connections. A collection of outbuildings including generous greenhouses completes this impressive and distinctive outdoor setting.

SERVICES

Services & Connectivity The property benefits from underfloor heating in the kitchen and dining rooms including the utility room, enhancing comfort and efficiency throughout the home's key living spaces. It is also connected to mains water, electricity, and drainage, with mains gas central heating providing dependable warmth year-round. In addition, privately owned solar panels with the facility to storage energy via the battery storage, maximising the energy efficiency. Broadband availability: Ultrafast and standard ADSL, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

what3words.com: ///acrobats.parked.list



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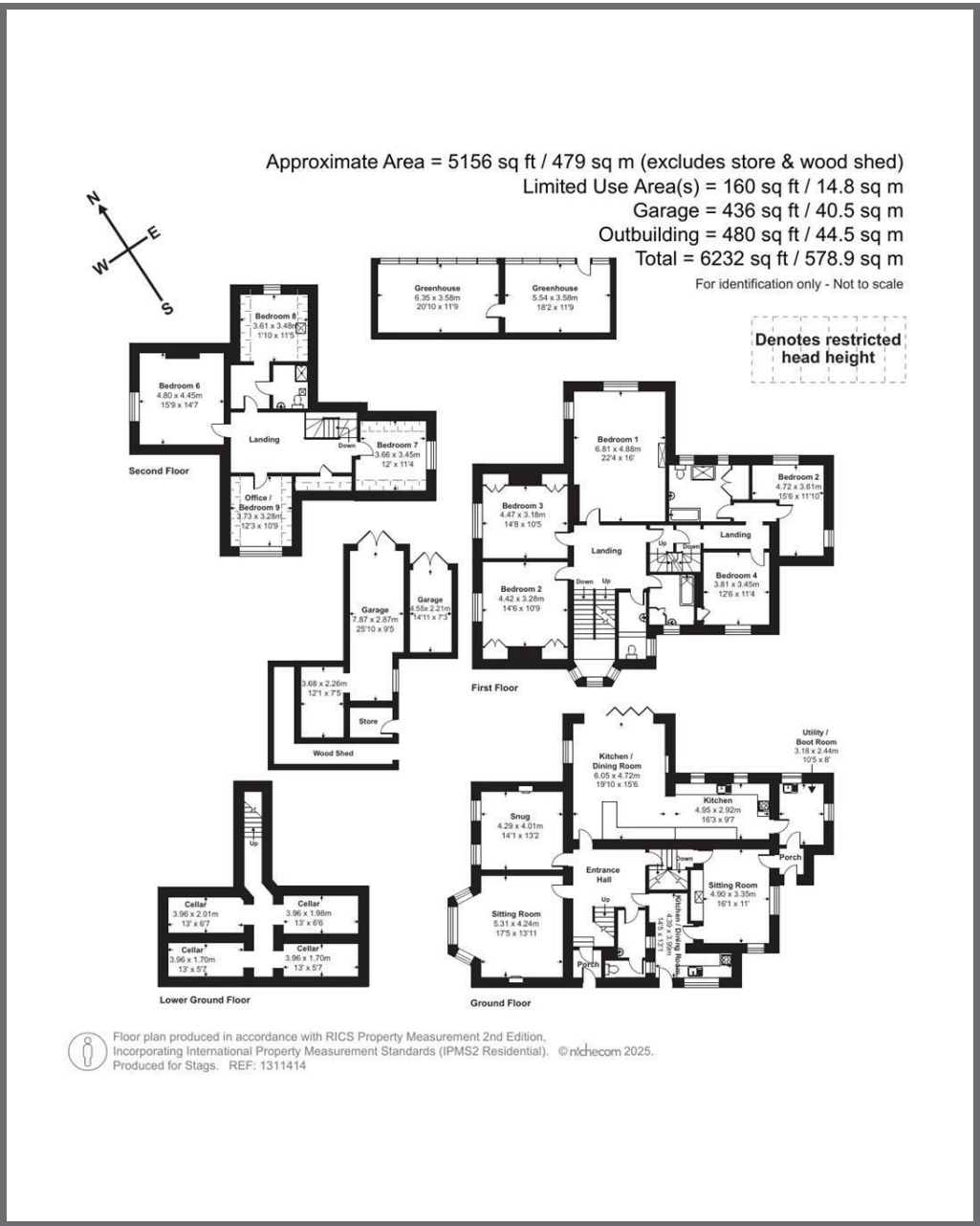


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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