STAGS



# Beckenreid Development Opportunity

# Beckenreid Development Opportunity, Tavistock Road, Launceston, Cornwall, PL15 9HE







Town center 0.9 miles - Plymouth 24.9 miles - Exeter 42.8 miles

A fantastic opportunity fulfilling lifestyle and development opportunities in a generous plot with stunning outlooks towards Dartmoor

- Generous Plot Size (1.11ac in all)
- Full Planning for 3 Bespoke Properties
- Stunning Outlooks Towards Dartmoor
- Chain Free
- Contemporary Open Plan Living Space
- Fully Refurbished Throughout
- Off Road Parking for Multiple Vehicles
- 3 Bedroom Main Residence
- Tenure: Freehold
- Council Tax Band: E

## Guide Price £925,000

### SITUATION

The property occupies a tucked-away position off Tavistock Road on the outskirts of Launceston, enjoying an elevated and peaceful setting with stunning views towards Dartmoor. Set within a generous plot extending to just over one acre, the property offers a wonderful sense of space and privacy whilst remaining conveniently located approximately half a mile from the town centre via a level walk. Launceston provides an extensive range of amenities, including numerous shops, sporting and social clubs, a fully equipped leisure centre, two 18-hole golf courses, doctors', dentists' and veterinary surgeries, a 24-hour supermarket, an M&S Food Hall and educational facilities up to A-level standard. The surrounding outskirts and nearby villages offer a further selection of eateries and leisure facilities. The location is particularly well suited to commuters, with convenient access to the A30 trunk road, providing links towards Truro, Exeter and Plymouth. Exeter also offers access to the M5 motorway network, a mainline railway station with services to London Paddington and an international airport.

### DESCRIPTION

The property is understood to have been originally constructed in the 1960s, of traditional block construction beneath a concrete tiled roof. In more recent years, the current owners have undertaken an extensive programme of refurbishment and modernisation throughout, transforming the interior to create a stylish and contemporary home ideally suited to modern family living and entertaining. The accommodation has been thoughtfully enhanced to provide a wonderful sense of space and light, with generous open-plan living areas providing an ideal setting for both everyday life and more formal occasions. These principal living spaces enjoy far-reaching rural views, further enhancing the appeal of this attractive home and creating a seamless connection with the surrounding countryside.

### ACCOMMODATION

The property has undergone an extensive programme of refurbishment by the current owners, creating a stylish and contemporary family home finished to an excellent standard throughout. A particular highlight is the impressive open-plan kitchen/dining room, with an impressive triple track sliding door to the rear framing the stunning outlook towards Dartmoor and the immediate gardens beyond, allowing the surrounding landscape to be enjoyed from within. The kitchen is fitted with a sleek and contemporary range of wall and base units, with quartz worktops and high quality integrated appliances including a Bosch electric fan oven, AEG FlexZone induction venting hob, an AEG 70/30 fridge freezer and a Bosch dishwasher whilst an adjoining area used as a utility room offers additional practicality, with space and plumbing for a range of white goods. The ground floor accommodation is further complemented by underfloor heating through and a separate cloakroom with WC completes the ground floor.

To the first floor, the property continues to impress, with three well-proportioned bedrooms enjoying elevated views across the gardens and surrounding countryside, with Dartmouth visible in the distance. The principal bedroom benefits from its own en-suite facilities, providing a private and comfortable retreat, whilst the remaining bedrooms offer versatile accommodation for family members or visiting guests. Overall, the property combines contemporary styling with thoughtfully arranged accommodation, creating a superb home that makes the most of its attractive setting and far-reaching rural outlooks.

### OUTSIDE

The gardens are a particularly attractive feature of the property, extending to slightly in excess of 1 acress in total and offering considerable appeal to keen gardeners, families and those seeking generous outdoor space. The grounds enjoy clearly defined boundaries and comprise extensive areas of open lawn, providing an ideal setting for family activities, outdoor recreation and relaxation. To the rear, the gardens enjoy a surprising degree of privacy, creating a peaceful and secluded environment, with ample scope to introduce additional seating areas, landscaped features and dedicated spaces for outdoor entertaining.

The property is approached via a private driveway leading to a generous area of hardstanding, providing ample off-road parking for several vehicles. A detached outbuilding offers useful additional storage or potential for alternative uses, subject to any necessary consents. There is also further scope to create additional parking if required, adding to the overall practicality and versatility of the grounds. Combining generous proportions, a private rear garden and excellent parking provision, the outside space represents a significant asset to the property, offering both immediate enjoyment and exciting potential for further enhancement.

### DEVELOPMENT OPPORTUNITY

The property is likely to appeal to developers and self-build purchasers seeking an opportunity to realise the potential of an existing site with planning permission currently in place for the construction of three detached dwellings within the grounds. This presents an exciting prospect for those looking to progress the approved scheme, subject to any necessary consents and planning conditions.

Further information, including the relevant planning documents and supporting reports, can be accessed via the Cornwall Council planning portal by searching under the following planning reference: PA24/01133. We advise all interested parties to fully inspect the planning portal for further information on the planning and the CIL Liability.

### SERVICES

Mains water, electricity and gas. Private drainage via septic tank. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: 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.
Agents Note: Please note that the image showing the outlined boundary is for identification purposes only.

### VIEWINGS

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

### DIRECTIONS

From the Stags Launceston Office, proceed through the town centre, under Southgate Arch and follow the road left along Exeter Street. At the junction, turn right and continue along Tavistock Road for approximately 520m where the entrance to the property will be found on the left hand side, identifiable by a Stags for sale board.

what3words.com: ///wheat.fools.tumblers

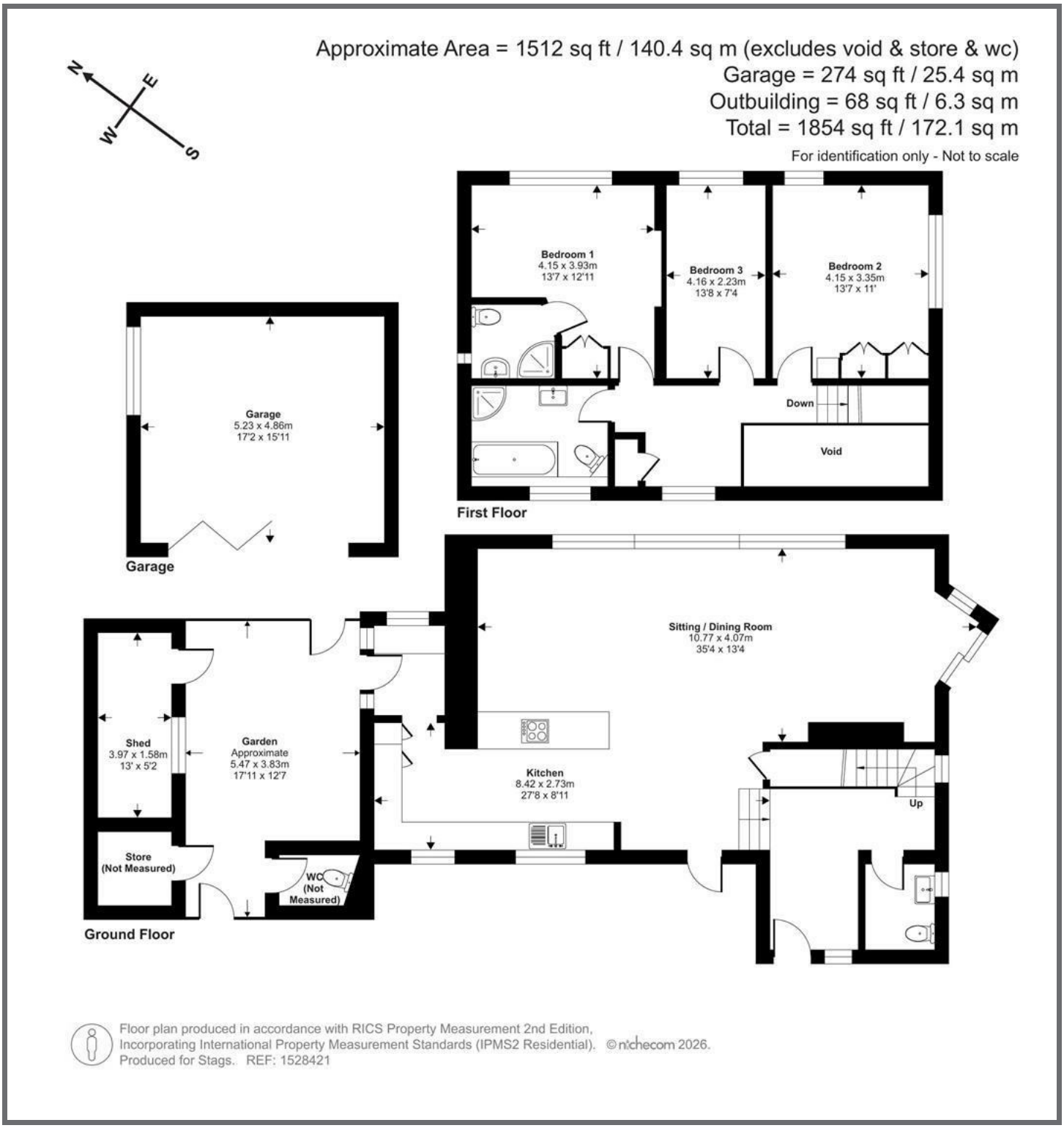




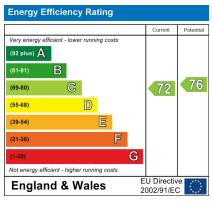









IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.




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