



Ivy Cottage



Springfield Barn and Ivy Cottage

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Tregadillett, Launceston, Cornwall, PL15 7EX

Launceston 2.7 miles – Exeter (M5) 44 miles – North Cornish Coast 15 miles

An exciting opportunity to purchase a pair of converted barns in a popular Cornish Village suitable for dual accommodation or an income potential.

- Sought After Village Location
- Holiday Let / Income Potential
- Ample Off Road Parking
- 5 Bedrooms in Total
- Tenure: Freehold
- Pair of Converted Barns
- Dual Accommodation
- Low Maintenance Gardens
- Walking Distance of Village Centre
- Council Tax Bands: C and C

Guide Price £525,000

SITUATION

The property is located within the semi-rural village of Tregadillett with its 'Good' rated primary school, a community centre and united church and a popular public house. The village lies within a mile of the A30 and roughly 1 mile from Trethorne Hotel and Golf Club with its scenic and award winning 18 hole golf course. The town of Launceston is roughly 2.5 miles away and has numerous shops, boutiques, sporting and social clubs, a fully equipped leisure centre and a further 18-hole golf course, along with doctors', dentists' and supermarkets. The historic fishing village of Boscastle along the North Cornish Coast lies 15 miles North with beautiful walking routes along the rugged stretch of coastline.

DESCRIPTION

A rare opportunity to acquire a pair of barn conversions in a sought after village location. The properties offer a perfect opportunity for those looking to seek an income stream or for those needing accommodation for a dependent or independent relative. With character features throughout including exposed stonework, fireplaces and wooden beams, viewings are highly recommended.

SPRINGFIELD BARN

A well proportioned 3 bedroom barn conversion with scope to cosmetically update and improve. Accessed via a double glazed stable door, the kitchen/diner has a tiled floor and a range of base and wall mounted units. There is a freestanding electric cooker and extractor fan over, a boiler cupboard plus undercounter space and plumbing for white goods. The sitting room is of a generous size with French doors to the front patio and lawn along with a beautiful fireplace to one end housing a woodburning stove, (currently not in use).



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The first floor presents 3 bedrooms with a family bathroom. Bedroom 1 has a wash hand basin in the corner, whilst both double bedrooms have built in wardrobes and Velux windows. Bedroom 3 is a single room with a store cupboard and small fitted desk, a perfect space for a home office. There is a light and airy landing with a wooden Velux window and a storage cupboard. The family bathroom is fully tiled with a bath and shower over, sink and WC.

IVY COTTAGE

A beautifully presented and more recently converted barn which has been used by the current owners as a successful holiday let. A stable door gives access to an entrance hall with a tiled floor continuing into the kitchen/breakfast room which has a wide range of base and wall mounted units including glass display cabinets and plenty of work surface space. There is ample space for freestanding appliances and further undercounter space and plumbing for various white goods. An opening with exposed stonework leads through to the sitting room with a beautiful central fireplace with a rustic wooden mantel, a slate hearth and a wood burning stove. The first floor presents 2 double bedrooms, both with storage and wooden Velux windows. The family bathroom is fully tiled with a rolltop and clawfoot bath with shower attachment, sink and WC. Please note that various items of furniture and appliances are available by separate negotiation if looking to run the cottage as a holiday let.

OUTSIDE

The entirety of the garden and parking is at the front of the property with a wooden gated access to a large gravelled driveway. There are some useful garden sheds, log stores and a refuse enclosure. The boundaries at the front comprise of stone walls, natural hedges and wooden fencing. There is a circular paved patio, a stone walled flower bed and a raised area of level lawn with adjoining patio. Pathways either end of the property allow access for maintenance.

SERVICES

Both properties are on mains water, drainage and electricity. Oil fired central heating in both properties, with a woodburning stove in Ivy Cottage and a formerly used woodburning stove in Springfield Barn. Wooden effect uPVC double glazing throughout both properties with wooden Velux windows. Broadband availability: Ultrafast. Mobile connection: voice and data. (Information via Ofcom). All services are completely separate for both properties, please note the agents have not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From the centre of Tregadillett, head north onto Prouts Way with The Eliot Arms Public House on the right hand side. After approximately 100m, turn left at the junction and follow the road for a further 250m where the entrance to the property will be on the left hand side, identifiable by a Stags for sale board.

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These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999

Approximate Area = 2468 sq ft / 229.2 sq m
 Limited Use Area(s) = 96 sq ft / 8.9 sq m
 Total = 2564 sq ft / 238.1 sq m
 For identification only - Not to scale

Denotes restricted head height

First Floor

Ground Floor

KEY:
 [White Box] Springfield Barn
 [Light Blue Box] Ivy Cottage

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1096082