



2 Mill Cottage



Launceston (A30) 1 mile - South Cornish Coast 23 miles - Plymouth 26.6 miles

A charming and fully refurbished 2 bedroom barn conversion with generous rear garden

- Enclosed Rear Garden
- Completely Refurbished
- 2 Double Bedrooms
- Family Bathroom
- Open Plan Living Accommodation
- Semi-Detached Barn Conversion
- Rural Hamlet Position
- Close Proximity to Launceston (A30)
- Tenure: Freehold
- Council Tax Band: B

Guide Price £235,000



SITUATION

The property is situated in an idyllic position, at the end of a quiet and private driveway amongst a cluster of sympathetically converted barns. The semi-rural hamlet of Daws House is within striking distance of Launceston Town which offers a comprehensive range of shopping, leisure and educational facilities.

DESCRIPTION

Tucked away in a peaceful rural setting, this beautifully presented 2-bedroom semi-detached barn conversion offers a unique inverted layout, making the most of its character and countryside views. Thoughtfully designed to blend rustic charm with modern comfort, the property features spacious living accommodation on the upper floor and well-appointed bedrooms below. The property is being offered for sale with no forward chain and is ready for immediate occupation.

ACCOMMODATION

The property has been completely refurbished throughout having undergone a range of significant home improvements including re-plastered, new flooring, all new double glazed windows and sandblasted wooden beams. Access via rustic steps at the rear lead to the open-plan living/dining area, which boasts exposed beams and vaulted ceilings, with plenty of natural light. The kitchen is complete with a fully fitted range of base and wall mounted units, featuring integrated appliances including a dishwasher, washing machine and fridge/freezer. The lower ground floor offers two comfortable bedrooms and a modern bathroom with a fully fitted contemporary suite, extraction system and window to the side.

OUTSIDE

The property has private allocated parking to the side of the barn, accessed at the

front via a communal courtyard partially laid to gravel. The rear garden is ideal for relaxing or entertaining with well defined boundaries consisting of partially stone walled and recently installed fencing that offer extra privacy.

SERVICES

Main electricity and water. Private drainage system, shared under Tremeale Barns Management Limited - we understand the property contributes £50 a month towards the maintenance of the shared drainage and water supply. Electric radiators and hot water via electric boiler. Broadband availability: 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: the property can be used as a permanent residence subject to complying with the criteria of a Cornwall Council's local planning condition, (E1/2007/01411). Alternatively, the property can be used as a holiday home. For further information please contact the Stags Launceston Office.

VIEWING

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

DIRECTIONS

From Launceston, head towards Pennygillam Roundabout and take the B3254 towards South Petherwin. Continue on this road and before entering Daw's House, take the left hand turning towards Tremeale Barns. Continue along the concrete lane and when the lane forks, bear left. Proceed into the courtyard of barns where the property will be identified with a Stags for sale board.

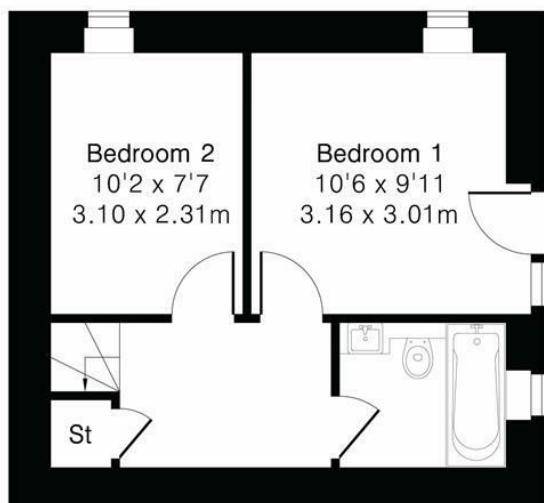
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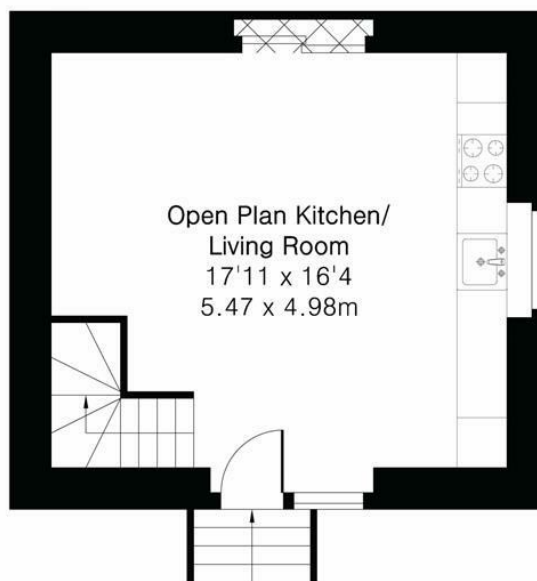
Approximate Gross Internal Area 586 sq ft - 54 sq m

Ground Floor Area 293 sq ft – 27 sq m

First Floor Area 293 sq ft – 27 sq m



Ground Floor



First Floor

For identification Only Not to Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(39-47) F		38	
(31-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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