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FINE & COUNTRY
Homes from Webbers

Barn 6
Penscombe Barns | Lezant | Launceston | Cornwall
GUIDE £398,000

BARN 6

Penscombe Barns, Lezant, Launceston, Cornwall, PL15 9NN

An opportunity to acquire a superb two bedroom barn conversion within a small select and exclusive development with good road access. The barn has a double garage, detached studio and attractive front garden and is now ready for occupation.

- Superb barn conversion.
- Two bedroom accommodation with en-suite facilities.
- Open plan kitchen/dining/living room.
- Located in a select cluster of similar properties.
- Retaining a wealth of character features.
- Luxury fitted kitchen and sanitary ware.
- Mains gas fired central heating.
- Double garage and off road parking.
- Attractive level front garden.
- Close to award winning farm shop and cafe.

DESCRIPTION

An exquisite collection of seven exceptionally high quality barns converted by a leading local property developer. The homes offer spacious accommodation, retain a wealth of character and have the benefit of double garages with attractive gardens. The properties are located with good access to road networks and just steps away from an award winning farm shop.

These barns are now ready for occupation, offered for sale with no forward chain and will come with a six year professional consultant's certificate. They have been converted by Highfield Homes who are locally based employing their own contractors. The exclusive private collection of homes were originally barns to the neighbouring Landue estate and all nestle in a sheltered location.

Each of the barns have been converted into high quality homes and offer spacious and highly flexible accommodation. Many of the spacious barns will have larger than average gardens and all will have double garages. The properties have a wealth of original features and where possible every effort has been made to utilise reclaimed materials to ensure that the authenticity of the buildings remain. Some features visible include vaulted ceilings, oak doors, exposed brickwork and slate lintels.

Many modern state of the art comforts include luxury fitted kitchens which have solid tops and a range of matching units and integrated appliances.

There are high quality floor coverings including some barns featuring engineered oak. Warmth is generated by mains gas fired central heating and the barns will feature under floor heating on one level.

Barn number six is a two double bedroom property with a bedroom on each of the two floors both with en-suite facilities. The comfortable well-appointed living accommodation is open plan on the ground floor with direct access to the front courtyard garden. The main benefit of this barn is the detached studio which is located a few steps away. This could be used as a home office, games or hobbies room, or holds potential (subject to obtaining all consents) to become further accommodation. This barn is perfect for those who work from home or who have a particular hobby as their passion.

Outside the property has level landscaped gardens which are part lawned with attractive paved patio for outside dining during the warmer months. The double garage will have power and light and motorised opening doors.

Penscombe barns are located within a private development with good access to the A388. A few steps away is the award winning Tre-Pol-Pen farm shop and café stocked with high quality local produce. During over the year there are many social events and food festivals held at the café which is a real part of the unique lifestyle of living at Penscombe.



LOCATION

The property is located conveniently for the A388 which is the main arterial route linking Launceston/Callington and on to Plymouth. The ancient former market town of Launceston offers a range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road giving access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction.

DIRECTIONS

From Launceston proceed towards Callington on the A388 passing through the hamlet of Tregada. The entrance to Penscombe Barns will be located on the right hand side straight after the turning to Tre-Pol-Pen farmshop and cafe.

COUNCIL TAX

TBC: Cornwall Council.

SERVICES

Mains water, electricity and gas. Private drainage.

TENURE

Freehold.

AGENTS NOTE

A management company will be set up where each owner will be obligated to join. This will preserve and manage the private drainage, communal lighting and private road surface. It is anticipated that this cost will be in the region of £250 per year.

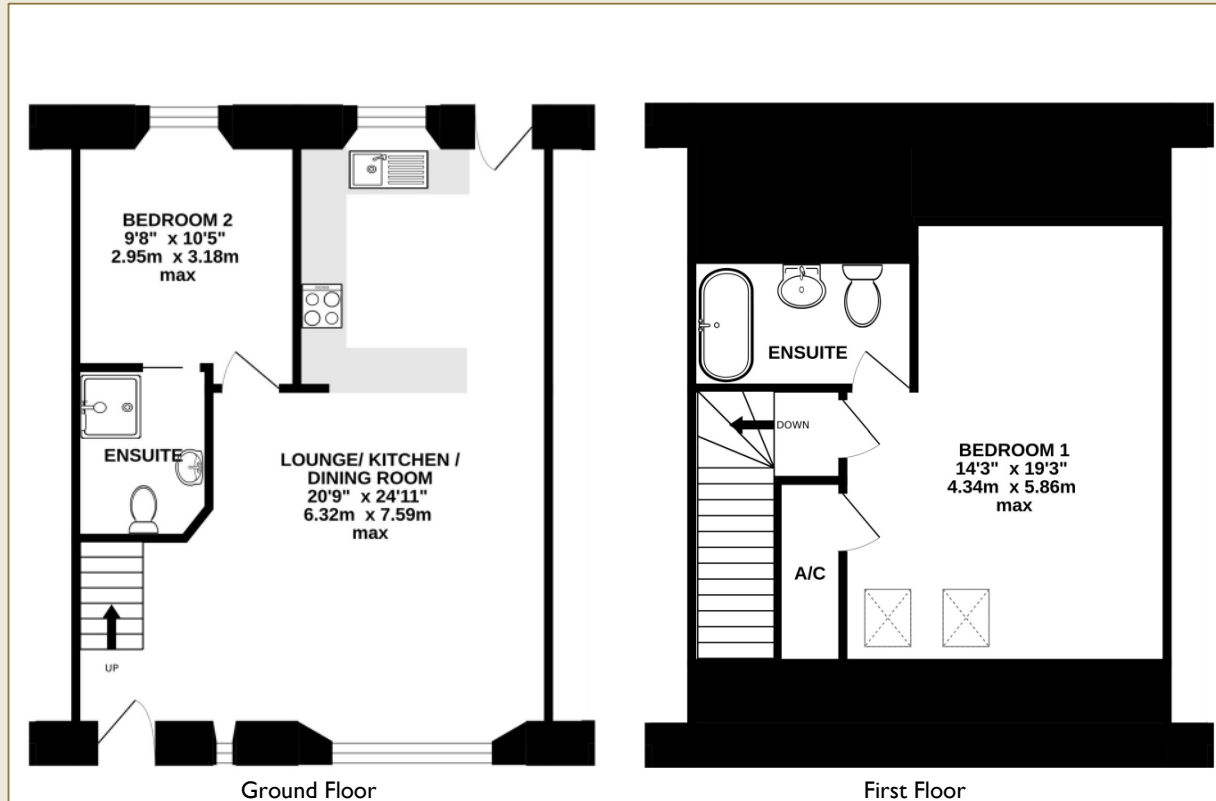
OPENING TIMES:

Monday – Friday 9:15am – 5:30pm

Saturday 9:00am – 4:00pm

Sunday 10:00am – 1:00pm

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



Floor plans are for identification purposes only and are not to scale.
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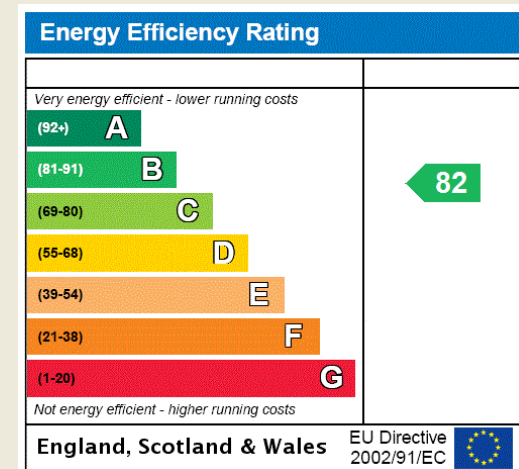
Double Garage

21'4" x 20'8" approx. (6.5m x 6.3m approx.)

Studio/Workshop

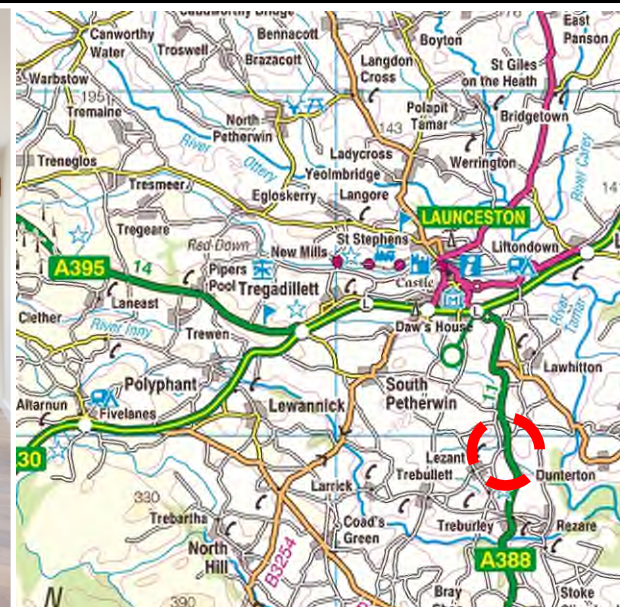
11'3" x 21'5" (3.43m x 6.53m)

Predicted Energy Assessment





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