



Penscombe Barns
Lezant | Launceston | Cornwall



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A stylish 2 bedroom (2 en-suite) newly converted barn situated in a complex of similar properties with a handsome additional detached stone outbuilding which could make the ideal home office or studio. The property is currently being converted by well know reputable builders and features a high spec modern finish. The property features a pleasant garden with brick wall border and a double garage.

The property is nearing completion and comes with a 6 year professional consultants certificate, blending original features such as the stone façade alongside a modern finish including stylish new kitchen and bathroom. The ground floor features a spacious open-plan sitting room and kitchen with front facing window and a door to the rear. The first of the bedrooms is on the ground floor and features an en-suite shower room. On the first floor there is a spacious double bedroom with an en-suite bathroom.

The detached stone building is a real asset to the property and offers great possibilities either as a home office, gym or hobbies/craft room. Along the lines of the property itself, the barn blends its original stone features alongside a modern contemporary finish. The development is situated next door to the popular Tre Pol Pen restaurant and farm shop, offering buyers a stylish eatery on their doorstep!



Situation

The property is conveniently located for the A388 which connects the towns of Launceston and Callington, both of which offer schools, supermarkets and various shops in the centre of both towns. Local amenities include the popular Tre, Pol, Pen Restaurant & Farm Shop. The Springer Spaniel public house in Treburley and a local primary school in the neighbouring village of Trekenner. The location provides convenient access to Plymouth and also the A30 which links to the West of Cornwall and into Devon.

Directions

The postal code for the property is PL15 9NN. The development can be found along the A388 from Launceston to Callington, next door to Tre Pol Pen.

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Open Plan Kitchen/Dining/Living Room
24'11" max x 20'8" max (7.60m max x 6.32m max)

Bedroom 1
10'5" max x 9'8" max (3.18m max x 2.95m max)

En-Suite
6'6" max x 5'10" max (2.00m max x 1.78m max)

First Floor Landing

Bedroom 2
19'3" max x 14'2" max (5.87m max x 4.34m max)

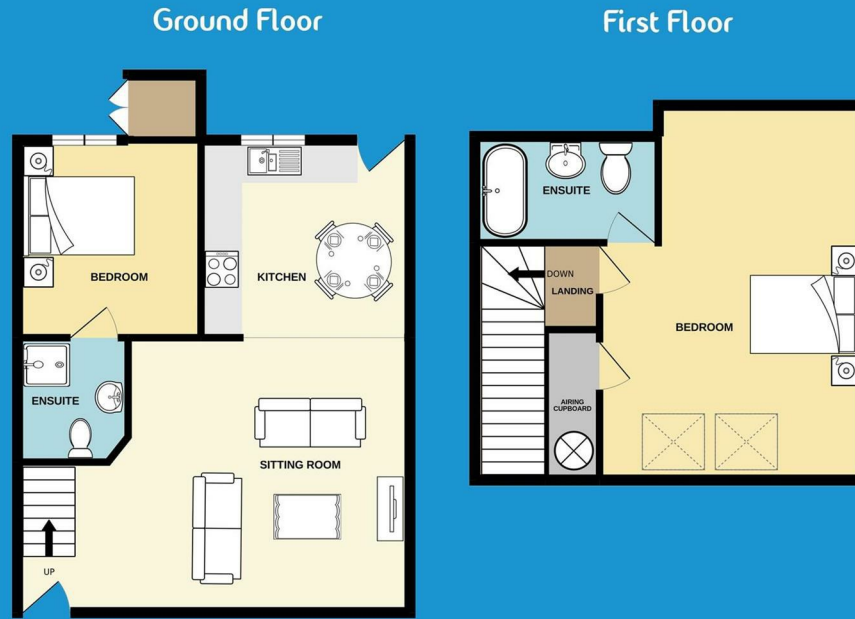
En-Suite
9'3" x 5'6" (2.82m x 1.70m)

Double Garage
21'3" x 20'8" approx (6.50m x 6.30m approx)

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

Services
Mains Gas, Electricity & Water. Private Drainage.
Mains Gas Central Heating.
Council Tax Band TBC.

Agents Note
There will be a management company set up where each owner will be obligated to join. This will preserve and manage the private drainage, communal lighting and private road surface. This is anticipated to cost in the region of £250 per annum.



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

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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