





An attractive and historic 5 bedroom converted Coach House situated in an idyllic tucked away location providing a country feel yet offering great access to the local amenities and town. The property is set within a generous plot and there is planning in place for TWO ADDITIONAL DWELLINGS to be built within the grounds alongside a sizable barn and a open garage/workshop.

There is a parking area at the front of the property with provision for numerous cars and turning space with an additional lower parking area. Here is the open garage/workshop with the established gardens set at the side and rear and comprising numerous pathways leading to areas of lawn and mature beds with a wide range of plants, shrubs and trees providing seasonal colour. There is a potting shed and at the top of the garden, there is the detached stone barn offering great potential, subject to the relevant planning.

The property itself offers spacious and flexible living accommodation with the living room and open-plan kitchen/dining room both situated at the front of the property, both of which are generous rooms and the real hub of the home. The ground floor accommodation also includes a utility room, sitting room, shower room and a useful store room. On the first floor there are 5 sizable bedrooms alongside the family bathroom.



- Converted 5 Bedroom Coach House
- Conveniently Located

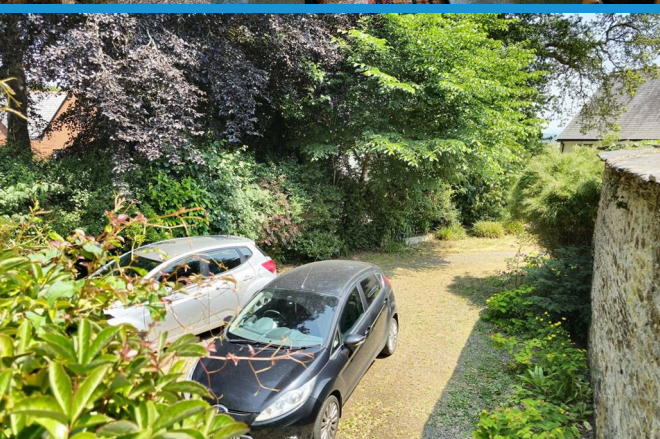
- Flexible Accomodation
- Established Gardens

- Parking for Numerous Vehicles
- Pending Planning for Two Additional Dwellings

## Situation

Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.





**Entrance Porch**

**Entrance Hallway**

**Kitchen/Diner**  
15'5" x 14'9" (4.70m x 4.52m)

**Living Room**  
19'6" max x 15'3" (5.95m max x 4.66m)

**Inner Hallway**

**Utility Room**  
7'3" x 7'1" (2.23m x 2.17m)

**Sitting Room**  
11'3" x 9'1" max (3.43m x 2.78m max)

**Shower Room**  
8'2" x 6'7" (2.51m x 2.02m)

**Lobby**

**Store Room**  
13'10" x 7'5" (4.23m x 2.27m)

**First Floor Landing**

**Bedroom 1**  
14'6" x 8'2" (4.44m x 2.49m)

**Bedroom 2**  
11'7" x 10'5" max (3.55m x 3.20m max)

**Bathroom**  
6'3" x 6'2" (1.91m x 1.90m)

**Bedroom 3**  
14'10" max x 13'7" max (4.53m max x 4.15m max)

**Bedroom 4**  
12'2" x 10'0" (3.71m x 3.06m)  
plus wardrobes

**Bedroom 5**  
15'6" x 11'11" (4.74m x 3.64m)

**Services**

Mains Gas, Electricity, Water & Drainage.  
Gas Central Heating.  
Council Tax Band E.



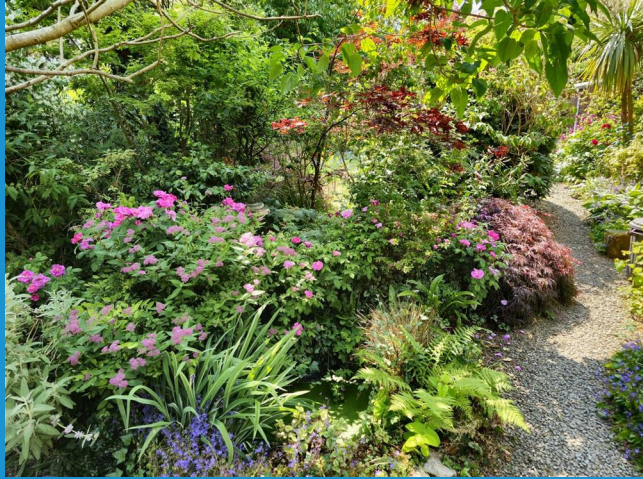
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	37	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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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.