



Yeolmbridge | Launceston



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A wonderful opportunity to purchase an attractive barn with planning permission to convert situated in a peaceful tucked away private lane location. The permission allows for conversion of the main barn alongside an additional barn with a glass link and would allow buyers the chance to create their own 'grand design'.

The current permission includes plans for 4 bedrooms with 3 of the bedrooms on the first floor which would have their own en-suite with the additional bedroom on the ground floor. The current design also includes a spacious living room set in the additional barn alongside what would be a very impressive open-plan kitchen and family/dining room in the main barn. There is access and parking around to the rear of the property with permission to create a driveway and there are gardens at the front and side.

The property is set on the edge of the village along a private lane which services 4 other properties. Please note that due to the situation, all viewings are to be booked via View Property in advance of any visits to the barn. The permission also includes building a new wall at the front to separate the garden from the land of the neighbouring property and the sellers have requested this is to be installed at the early stage of any building work to create privacy for both properties. Planning has been approved under the application number PA21/11987.



### Situation

The property is situated in the pretty sheltered village of Yeolmbridge, on the banks of the river Ottery and has rolling countryside and woods in all directions with an active village hall. Within 1 mile is the village of Ladycross with another village hall and Werrington Primary Academy. Launceston Town Centre is approximately 3 miles away and features a range of shops, schools and facilities alongside access to the A30 connecting to the rest of Cornwall and Devon. The wonderful sandy beaches at Bude and the North Coast are approximately 20 minutes from the village.

### Directions

The postal code for the property is PL15 8TH. The property is found along a private lane, so therefore any visits to the barn need to be pre-booked via the vendors agents who will supply directions.

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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.

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