



Five Lanes | Launceston



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A semi-detached character cottage in a popular village setting offering great potential with an adjoining barn which could be converted subject to the necessary planning consents. The property is in need of updating and renovation which would allow a buyer the opportunity to put their own stamp on the property.

The property benefits from gardens at the side and rear offering privacy and seclusion. The accommodation includes an entrance porch leading into a living room which has beamed ceilings and a fireplace. From here there is an open-plan kitchen and breakfast room with a rear hallway where there is the bathroom and a separate WC. On the first floor there are 2 bedrooms, the front bedroom is a good sized double room with two fitted wardrobes and a second bedroom which has a fitted wardrobe, a cupboard with a WC and an additional cupboard with a sink.

The garden is accessed via a door from the rear hallway where there is a courtyard with steps leading up to the garden which runs to the side with a range of plants and shrubbery. The barn is accessed via a wooden door at the front and currently houses the oil fired central heating boiler. There is a ground floor and first floor room which are a good size and subject to planning permission buyers may be able to convert this barn into additional living accommodation, a home office or potentially an annex and buyers are advised to make their own enquiries via the Council.





## Situation

The property is located in Five Lanes which is a pretty Cornish Village and has a primary school and public house. Less than half a mile from the property is the picturesque village of Altarnun, which has a village run post office/general stores. At Five Lanes there is access to the A30 trunk road, which links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and international airport. The market town of Launceston is approximately 8 miles to the east of the property, with a comprehensive range of facilities including a 24-hour supermarket, doctors, dentists, veterinary surgeries, fully equipped leisure centre and a 18 hole golf courses, together with numerous sporting and social clubs. The majestic Bodmin Moor is within 2 miles of the property and provides excellent equestrian and other outdoor pursuits including walking and reservoir sailing. The North Cornish coast is within 18 miles.

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### Entrance Porch

4'11" x 4'3" (1.52m x 1.30m)

### Living Room

11'4" x 11'2" (3.46m x 3.42m)

### Kitchen/Breakfast Room

16'4" narrowing to 13'10" x 7'10" (4.99m  
narrowing to 4.22m x 2.41m)

### Rear Hallway

7'3" x 3'2" (2.23m x 0.98m)

### W/C

5'5" x 3'0" (1.67m x 0.92m)

### Bathroom

5'11" x 4'4" (1.82m x 1.33m)

### First Floor Landing

### Bedroom 1

13'2" x 10'11" (4.02m x 3.35m)  
Plus Wardrobes

### Bedroom 2

13'8" narrowing to 6'7" x 8'6" (4.17m  
narrowing to 2.02m x 2.60m)  
Plus Wardrobes

### Barn Ground Floor

21'1" x 11'5" (6.45m x 3.49m)

### Barn First Floor

21'9" x 11'3" (6.64m x 3.44m)

### Services

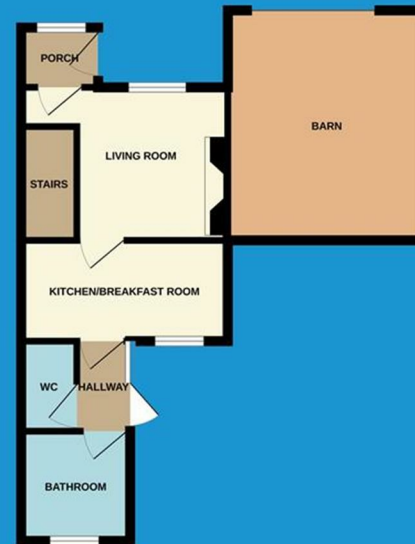
Mains Electricity, Water and Drainage

Oil Fired Central Heating.

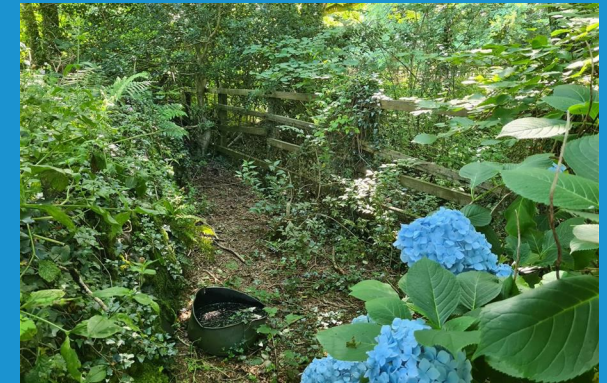
Council Tax Band B.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	34	
England & Wales		
EU Directive 2002/91/EC		

## Ground Floor



## First Floor



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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