Barn 3 Penscombe Barns

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Guide Price £475,000

WHAT A LOVELY GARDEN! A high quality newly converted 2 bedroom barn conversion set in a generous plot with an extensive wrap around lawned garden alongside a double garage and off-road parking.

This attractive end of terrace property can be found in a little enclave of similar properties with reverse level living accommodation with an open-plan living room, dining room and kitchen on the first floor with doors leading out to the rear onto a decked area leading to the lovely garden. On the ground floor there are 2 bedrooms with 1 of the bedrooms en-suite alongside a bathroom. There is a hallway with a door leading out to the garden at the side.

The first floor is triple aspect with numerous window openings alongside velux windows in the vaulted ceiling with impressive exposed timbers. The gravelled parking area is at the side with the double garage beyond and gated access into the garden.

The garden is a very generous size and laid to lawn with a fenced border. Patio slabs provide a pathway from the gate to the side door and there are shallow steps up to a raised garden area which provides access to the rear decking. From here there is a pleasant outlook across the garden and countryside beyond.

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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Ground Floor Entrance Hallway

Bedroom 1
10'6" x 9'2" (3.22m x 2.80m)

En-Suite
6'7" x 3'0" (2.02m x 0.92m)

Bedroom 2
10'11" x 8'2" (3.34m x 2.51m)

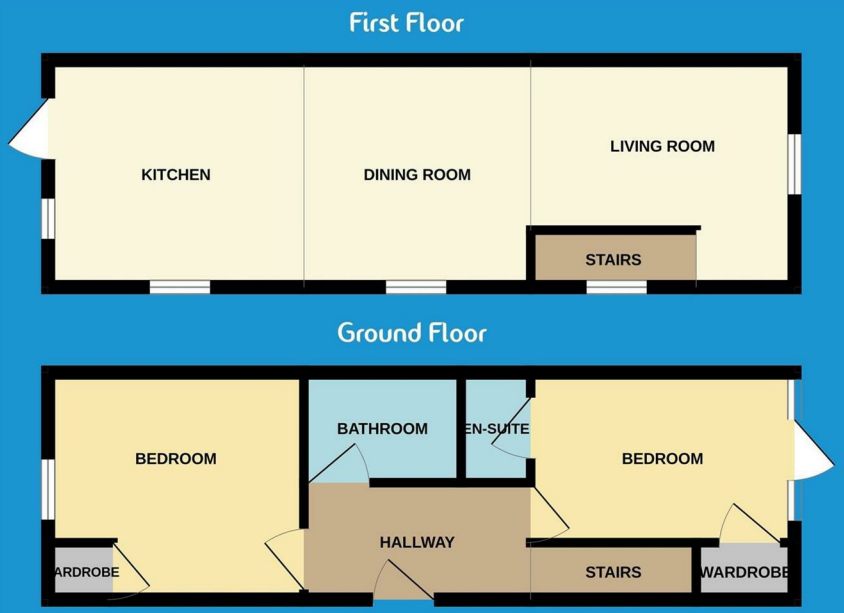
Bathroom
6'7" x 5'6" (2.02m x 1.70m)

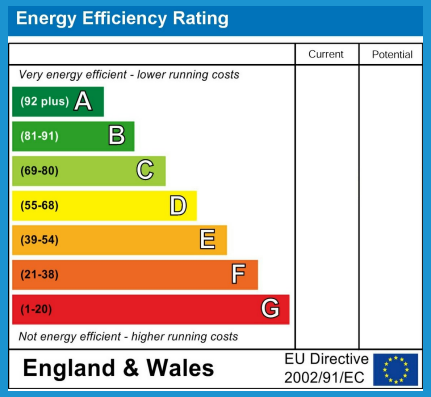
First Floor

Open Plan Kitchen/Diner/Living Room
27'10" x 14'10" (8.50m x 4.54m)

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.





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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