





Welcome to this detached barn conversion located in the charming village of Langore, near Launceston. This delightful property boasts 3 reception rooms, 3 good size bedrooms and two modern bathrooms, making it the perfect blend of character and comfort.

As you step inside, you are greeted by the warm and inviting atmosphere of this older property with its vaulted ceilings and exposed wooden A frames. The property has been superbly presented by our vendors who have meticulously improved the barn throughout. The open plan kitchen & sitting room is perfect for entertaining guests or enjoying family meals, while the 2 further reception rooms provide ample space for relaxation and socialising. The kitchen has been refitted with a modern range of eye and base level units plus integrated appliances. There are 3 bedrooms on the lower ground floor plus a useful snug area. The master bedroom has a large en-suite bathroom. The family bathroom has been refitted with a modern 4 piece suite including a double shower enclosure.

One of the highlights of this property is the large mature garden that is approaching 0.60 of an acre, offering plenty of outdoor space for gardening enthusiasts, children to play, or for simply unwinding in the fresh air. With parking available for up to 5/6 vehicles plus a really useful detached workshop.

Tucked away in a peaceful position, this barn conversion provides a tranquil retreat from the hustle and bustle of everyday life, allowing you to enjoy the beauty of the countryside while still being within easy reach of local amenities.

Don't miss the opportunity to make this unique barn your own and experience the charm and comfort it has to offer.



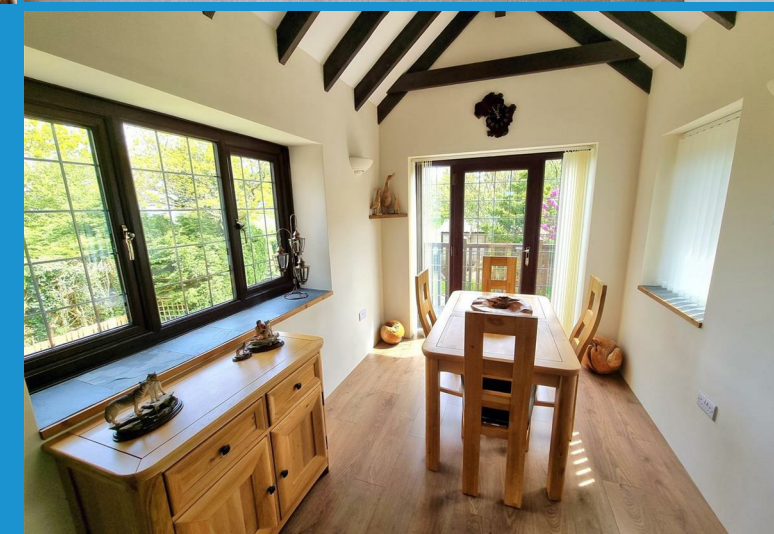
- Stunning Detached converted stone barn
- Very well presented throughout
- 3 bedroom (1 ensuite)
- Open plan kitchen & sitting with vaulted ceiling
- Character features including exposed ceiling beams
- Mature gardens circa 0.59 plus workshop
- Off road parking for several vehicles
- Reverse level accommodation

Situation

Langore is a pretty village with a green and the nearby village of Egloskerry offering a popular primary school and church. The nearest main facilities are in the market town of Launceston. 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.

Directions

The postcode for the property is PL15 8LD. What Three Words for the property is 'ferrets.sharpen.cyclones' and this will take you directly to the property. From Launceston drive up St Stephens Hill and take the signposted turning at the top to Egloskerry and Langore onto Duke Street. Follow this road until you see a right hand turning to Langore, Take the turning and the road leads down into the village when the private lane leading to the property will be seen on your left BEFORE Menheniot Crescent.





Dining Room

10'4" x 7'10" (3.15m x 2.41m)

Living Room/Kitchen

26'10" x 14'2" (8.20m x 4.32m)

Utility Room

8'3" x 6'5" (2.54m x 1.96m)

Bathroom

10'0" x 8'2" (3.07m x 2.51m)

Ground Floor

Bedroom 1

14'9" x 10'11" (4.50m x 3.35m)

En-suite

10'2" x 8'0" (3.12m x 2.44m)

Bedroom 2

15'10" x 10'11" (4.83m x 3.33m)

Bedroom 3

10'4" x 7'10" (3.15m x 2.41m)

Snug

14'0" x 10'7" (4.27m x 3.23m)

Services

Mains gas, electricity and drainage.

Mains gas central heating.

Council Tax Band E.

Lower Ground Floor



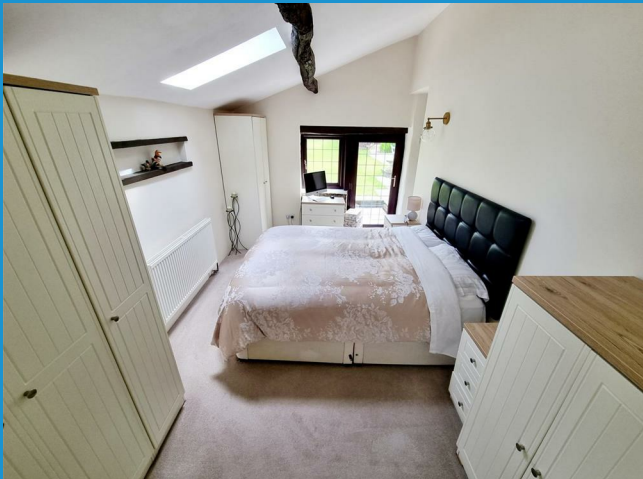
Ground Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 82 |
| (69-80) C | | 64 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Langore | Launceston



Town • Country • Coast

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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.