





Welcome to this stunning detached barn conversion in a semi-rural location but close to Launceston and the A388. This charming property boasts 2 reception rooms, 4 bedrooms and 4 bathrooms. Furthermore, the barn conversion overlooks pastureland and has a detached annexe/guest suite.

As you step inside, you'll be greeted by a beautifully presented interior throughout. The sitting room is dual aspect and a cosy room to relax in with a cloakroom next to it. The hall area leads to the sizeable dining room which overlooks the driveway and land beyond. The kitchen has been refitted with a range of bespoke eye and base level units with Granite worktops plus integrated appliances which leads through to a utility room refitted in the same style as the kitchen. On the first floor there are 3 bedrooms all of which have uninterrupted views over the pasture and paddocks. Both bedroom 1 and 2 have en suite shower rooms, bedroom 3 is at present an office but could be a nursery and is next to a further bathroom. All the bedrooms are directly off an airy landing with a feature stone wall and built in bookshelves above which has access to the loft space. One of the standout features of this home is the self-contained annexe/guest suite which offers the perfect opportunity for a home office or studio.

Situated on a total plot of circa 4.3 acres including picturesque pasture that is in front of the barn conversion, this property is ideal for those who enjoy the outdoors or have equestrian interests as there is a detached stable block with 3 stables, tack room and storage area. With parking for at least 6 vehicles, there is plenty of room for guests or family. The property is approached down a private tree lined track with right of access to the two neighbouring properties. The property offers good access to the nearby A388 & A30. Don't miss out on the opportunity to own this exceptional barn conversion in a stunning location with the possibility for expansion (STP).



- Stunning detached barn conversion and annexe
- Well-appointed refitted bespoke kitchen and utility
- Garage and store
- 4 Bedrooms (3 ensuite)
- 2 formal reception rooms
- Total plot circa 4.3 Acres.
- Well-presented throughout
- Good access to the nearby A388 & A30
- Wonderful views over the adjoining fields and valley

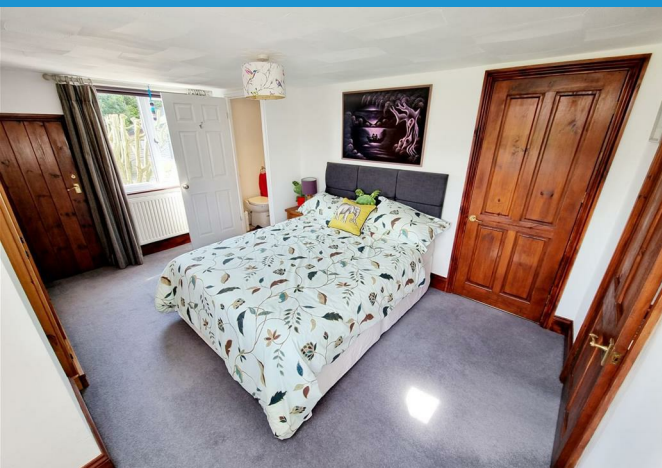
Situation

The property is situated on the outskirts of the village of Trekenner which has a popular Primary School and well-respected vets with the nearby village of Treburley offering a highly regarded local Public House/Restaurant, a garage and petrol station. The property is approximately 5 miles from Callington and Launceston. Plymouth with its International Ferry Port and wide range of commercial, educational, and recreational facilities lies approximately 45 minute drive away. The main A30 trunk road to Exeter and beyond is approximately 5 miles towards the town of Launceston which has a range of shops, schools, leisure, and other amenities.

Directions

The postcode for the property is PL15 9PL. From Launceston take the A388 towards Callington and follow the road until you reach Treburley and take the right-hand turning after the Springer Spaniel Public House. Follow the road for approximately 200 yards and take the right-hand entrance into a drive where you will see a View Property sign for Beech Tree View bordering the field. Follow the track down, turn to the right where the entrance to the property can be found with the annexe on the left and the garage and store to the right.





Entrance Porch

W/C

Living Room

14'7" x 13'4" (4.45m x 4.01m)

Dining Room

18'6" x 11'3" max (5.64m x 3.45m max)

Kitchen/Breakfast Room

12'3" x 10'9" (3.75m x 3.29m)

Utility Room

9'1" x 8'8" (2.78m x 2.65m)

First Floor Landing

Bedroom 1

14'0" x 10'8" (4.28m x 3.27m)

En-suite

6'10" x 3'10" (2.09m x 1.19m)

Bedroom 2

14'7" x 10'2" max (4.45m x 3.10m max)

En-suite

6'5" x 4'11" (1.96m x 1.50m)

Bedroom 3

10'5" x 4'11" (3.18m x 1.52m)
Plus Recess

Bathroom

5'1" x 4'1" (1.57m x 1.26m)

Annexe/Guest Suite

Living Area

22'1" x 11'1" (6.74m x 3.39m)

Shower Room

7'2" x 5'10" (2.20m x 1.80m)

Garage

15'8" x 11'3" (4.80m x 3.43m)

Store Room

15'1" max x 11'1" (4.60m max x 3.40m)

Stable Block

Comprising 3 stables plus a tack room and storage area all within an enclosed yard

Services

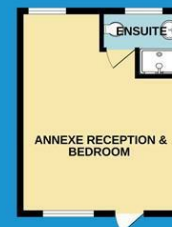
Mains Electricity, Gas, & Water.
Private Drainage.

Council Tax Band E.

The property has EV charging point

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | 68 | |
| (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 |

Ground Floor



First Floor



Town • Country • Coast



Beech Tree
View

Trekener | 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.