

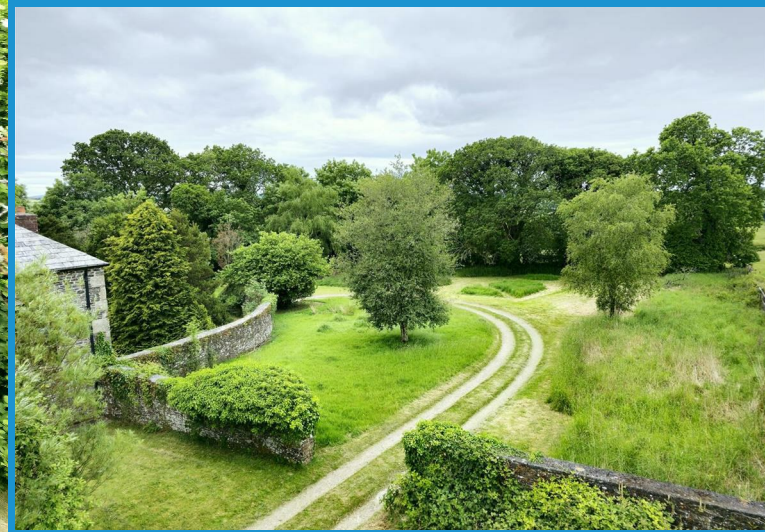




An attractive and substantial 6 bedroom barn conversion situated in a peaceful country lane setting with circa 2.5 acres of land and a range of barns offering potential subject to the necessary planning consent. The property features a wonderful sweeping driveway with a gated entrance, which runs alongside the property and arcs back into a courtyard area where there is parking and access to the property and the barns.

This grade 2 listed property is surrounded by lovely established gardens offering privacy alongside a paddock at the side, accessed via a wooden 5 bar gate in the gardens. The property itself offers generous and flexible accommodation with an abundance of character features including exposed stone walls and timbers. There is a sizable living room with numerous window openings and a feature fireplace with wood burner alongside an open-plan kitchen and dining room providing the ideal family space. On the first floor there are 2 en-suite bedrooms with the master bedroom also offering a dressing room and is a very impressive size being over 8 metres in length.

There is a detached barn situated across the courtyard from the property, which is partially two storey and partially single storey which offers great potential subject to planning and could make the ideal workshop. There is an additional single storey barn, currently with 5 garage doors at the front and again offers potential. The grounds are very interesting and varied, being mainly laid to lawn with numerous established shrubs and trees. The total plot is circa 2.5 acres and the paddock provides opportunities to those looking to keep animals.

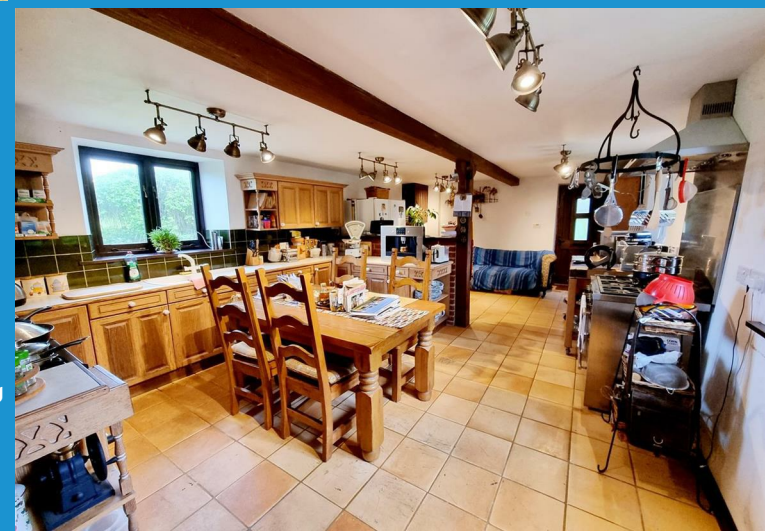


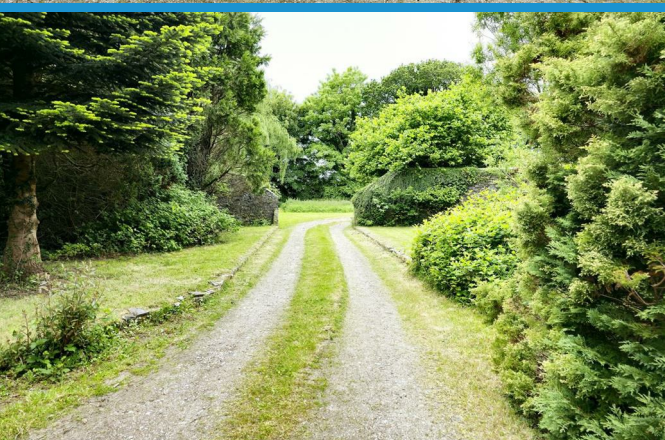
Situation

The property is set on the outskirts of Lezant which is a pretty East Cornwall village which lies roughly 5 miles away from the formal market town of Launceston. Local amenities include The Springer Spaniel public house in Treburley and a local primary school in the neighbouring village of Trekenner. The village offers good access to the A388 which leads to the City of Plymouth and also the A30 which links to the West of Cornwall and into Devon. Nearby 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 postal code for the property is PL15 9NN. What Three Words 'shelving.alien.decking' will take you to the property. Driving from Launceston towards Callington, take the left hand turning to Tavistock and then the next right hand turning just after the small industrial estate on your right hand side. follow this country road until you reach some cross roads and then take the right hand turning and the property can be found on your right hand side.





Entrance Hallway

Living Room
20'4" x 18'2" (6.22m x 5.56m)

Snug
11'5" x 6'2" (3.50m x 1.88m)
plus recess

Dining Room
14'4" x 13'10" (4.37m x 4.22m)

W/C

Kitchen/Breakfast Room
27'4" x 13'10" (8.34m x 4.24m)

Utility Room
9'1" x 7'2" (2.77m x 2.20m)

First Floor Landing

Master Bedroom Dressing Area
9'7" max x 9'4" (2.93m max x 2.85m)

Master Bedroom En-Suite
11'6" max x 8'0" (3.51m max x 2.46m)

Master Bedroom
27'6" x 14'1" (8.39m x 4.31m)

Bedroom 2
21'9" max x 9'1" (6.65m max x 2.77m)

En-Suite
8'3" x 6'2" (2.54m x 1.90m)

Bedroom 3
14'10" x 9'6" (4.54m x 2.91m)

Bedroom 4
12'11" x 8'8" (3.95m x 2.65m)

Bathroom
10'4" x max x 9'1" max
(3.17m x max x 2.77m max)

Second Floor Landing

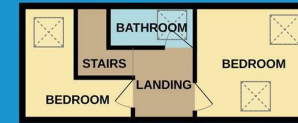
Bedroom 5
14'8" x 12'5" (4.48m x 3.81m)

Bedroom 6
14'1" x 7'0" max (4.31m x 2.15m max)
plus recess

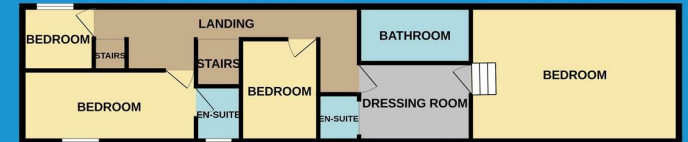
Bathroom
7'9" x 6'8" (2.38m x 2.05m)
plus recess

Services
Mains TBC.
Heating TBC.
Council Tax Band G.

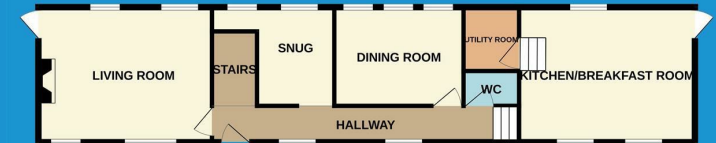
Second Floor



First Floor



Ground Floor



| 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 | | |
| England & Wales | EU Directive 2002/91/EC | |



Town • Country • Coast



| Lezant | Launceston



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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.