





Situated on a select development of attractive period homes in a semi rural location is this detached 3 bedroom stone barn conversion. Well presented throughout with landscaped gardens and a double garage.

You step into a stunning open plan kitchen/dining/family room. Originally a granary this room boasts a vaulted ceiling with solid wood beams. The front aspect kitchen area has a range of eye and base level units with an oil fired stove to one side housed in a chimney breast with a granite lintel above. Beyond the kitchen is a dining area with plenty of room for a dining table perfect for family gatherings! Leading off this large room is a useful utility room and separate WC. This room has the added benefit of underfloor heating. A door takes you through to a hallway with a staircase to the first floor. Leading off the hallway are 2 bedrooms and a family bathroom. The master bedroom is dual aspect and a generous size. To one corner is a door through to a separate shower enclosure. Bedroom 3 is rear aspect and a comfortable single. Both bedrooms share a family bathroom with a matching 4 piece suite including a separate shower enclosure.

On the first floor is a well proportioned sitting room with a vaulted ceiling and attractive wooden A frames. This light and airy reception room is dual aspect with a multi fuel wood burner against a wall with exposed stonework. From this reception room a door opens into bedroom 2 which is a rear aspect double bedroom with large built in wardrobes.

The gardens and parking are accessed through a 5 bar wooden gate into an area of gravel leading to the front door. In front of the property is an enclosed walled garden currently landscaped with low maintenance gardening in mind. There is a large patio with flower borders surrounding. To the size and rear of the barn is an area of lawn with mature shrubs and trees. Opposite the property is a detached double garage with power and light perfect as a workshop or additional storage.



- Charming detached barn conversion
- 3 bedroom (1 ensuite)
- Generous sitting room with vaulted ceiling

- Stunning Kitchen/dining room with exposed ceiling beams
- Light airy sitting room
- Level garden with colour and interest

Situation

Tregeare is a peaceful and picturesque rural hamlet, accessed via an impressive tree lined road which leads into the heart of the hamlet. At the centre to Tregeare is the historic Tregeare House and Estate and the hamlet features a range of attractive stone cottages and barns with a green central to the hamlet. There is a Primary School in Egloskerry with further facilities available in the Town of Launceston where there is a Secondary School, Supermarket and a busy Town centre. The properties location offers great access to the North Cornish Coast featuring a wealth of history and lush sandy beaches which is circa a 15 minute drive away.

Directions

The postcode to the property is PL15 8RE. What Three Words 'opened.unity.stance' will take you directly to the property. Exit Launceston passing the Castle and through the traffic lights and Newport. Proceed up St Stephens Hill and turn left signposted Esloskerry. Follow this road for 3 miles and proceed into Egloskerry Village. Turn left after the Church and follow this road for a short distance and turn right signposted Badgall. Follow this road the Badgall and continue towards Tregeare. Baron Court will be seen on your left. The property is the first barn your will see on your left hand side.





Ground Floor

Open Plan Kitchen

20'0" x 14'4" (6.10m x 4.39m)

Open Plan Dining Room

14'4" x 12'11" (4.39m x 3.96m)

Utility Room

8'9" x 4'9" (2.69m x 1.47m)

WC

6'0" x 3'3" (1.85m x 1.00m)

Bedroom 1

16'6" max x 12'2" max (5.05m max x 3.73m max)

Bedroom 3

9'8" x 8'7" (2.95m x 2.62m)

Bathroom

9'8" x 7'3" (2.97m x 2.23m)

First Floor

Living Room

19'9" max x 19'9" (6.02m max x 6.02m)

Study / Bedroom 2

13'8" x 8'9" (4.19m x 2.67m)

Double Garage

20'11" x 18'4" (6.38m x 5.59m)

Services

Mains Electricity, Water and Private

Drainage.

Oil - Central Heating Type

Council Tax Band - Cornwall

Council Band E

Tenure

The property is leasehold with a 999 year lease with circa 969 years remaining.

The Owner of the Freehold - Tregear Est.

There is an annual ground rent £100 per annum

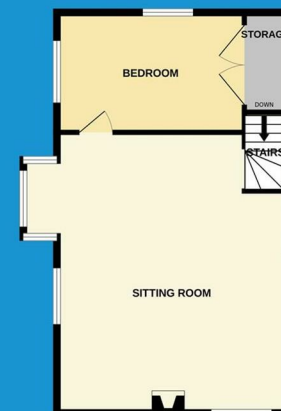
Maintenance charge £200 per annum - towards the up keep of the shared drainage system and driveway.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D	60	
(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





Tregeare | 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.