



Lawhitton | Launceston



Town • Country • Coast



A wonderful opportunity to purchase an attractive 2 bedroom detached barn conversion set in a rural setting with panoramic far reaching views, a generous garden and a gravelled parking area with provision for numerous vehicles.

The property can be found along a peaceful country lane in a small cluster of neighbouring properties and features well presented modern living accommodation. Internally, the main feature is the spacious open-plan living room and dining room which is an impressive room featuring a wood burner with a window and door at the front taking full advantage of the great views across the garden. There is a well presented kitchen with a range of fitted appliances with a front window which again takes full advantage of the views alongside a door to the garden at the side.

On the first floor there are 2 spacious double bedrooms, again with elevated views alongside a shower room. The property is approached via the gravelled driveway and parking area which is at the side and has provision for numerous vehicles and turning space. A gateway provides access into the garden which is a generous size and laid to lawn. there are 2 storage sheds alongside an additional shed housing the private water supply system.



Situation

The property is located in a quiet location on the outskirts of the popular and pretty Cornish village of Lawhitton, which offers a peaceful setting yet is only 2 miles from Launceston Town. Lawhitton Features a church, cricket club, garage and a range of picturesque country walks.

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 peninsular 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 and moors whilst providing easy 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's, M&S and Costa's 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 9LJ. The What Three Words 'freedom.dote.hoofs' will take you directly to the property.

www.viewproperty.org.uk

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Entrance Hallway

Kitchen
12'9" x 7'8" (3.89m x 2.36m)

Lounge / Dining Room
23'5" x 12'11" (7.14m x 3.94m)

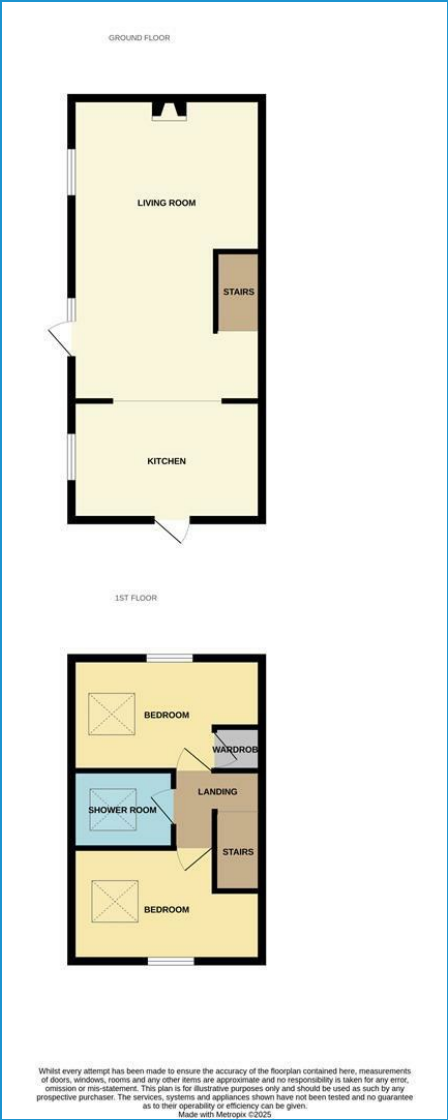
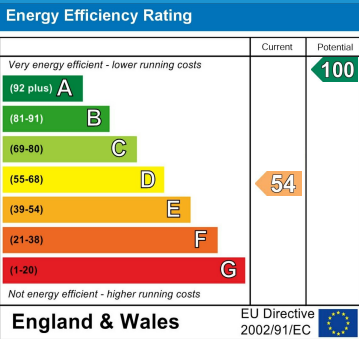
First Floor
Part Galleried Landing

Bedroom 1
13'1" x 7'10" max (3.99m x 2.39m max)

Shower Room

Bedroom 2
12'11" x 7'10" (3.96m x 2.39m)

Services
Mains Electricity.
Private Water and Drainage
Council Tax Band B



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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