



Hele Stone
Polyphant | Launceston



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An attractive one double bedroom barn conversion bursting with character with a garden and parking set in a popular village location. The property has been a successful holiday let which could possibly continue or buyers may also appreciate this lovely property as their home and prime residence.

The ground floor accommodation is open-plan with a wealth of character features including beamed ceilings and exposed stone walls. There is a wood burner in the living area creating a cosy atmosphere and a fitted kitchen with a breakfast area with space for a table and chairs. A side window overlooks the pretty cottage style garden. Stairs rise to the first floor where there is a spacious double bedroom with exposed 'A' frame beamed ceilings and exposed stone walls. There is a door leading into an en-suite bathroom with a three piece suite.

There is an enclosed low-maintenance garden at the side which is laid to gravel, providing the ideal space to sit out and enjoy the good weather. There is an allocated parking space situated at the rear of the property and there is no onward chain.



Situation

Polyphant is a pretty village just off the A30 in North Cornwall. The village features a quintessential village green as well as a useful shop "Three Cows Ont Green" with a further range of amenities including public house and school in the nearby village of Lewannick. The nearest town is Launceston where there are secondary schools, a thriving town centre and shops alongside supermarkets and retail park. The A30 offers great access to both the West of Cornwall and into Devon and the City of Exeter.

Directions

The postcode to the property is PL15 7PS. Follow the signposts from the A30 heading from Launceston to Bodmin, taking the turning to Polyphant and following the signposts into the village. Take the left turn to the village itself and follow the road down past the green and the property can be seen in front of you.

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Living Room / Kitchen
15'11" x 14'7" (4.86m x 4.46m)

First Floor

Bedroom
16'6" x 11'11" (5.04m x 3.65m)
5.04m narrowing to 2.41m
3.65m narrowing to 2.99m

En-Suite
7'7" x 4'7" (2.33m x 1.41m)

Services
Mains Electricity, Water and Drainage.
Council Tax Band - A
Central Heating Type - Storage Heaters

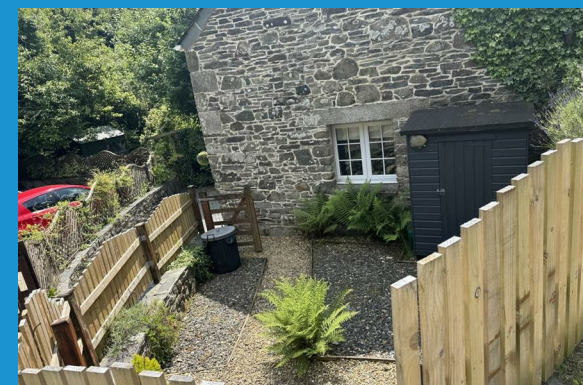
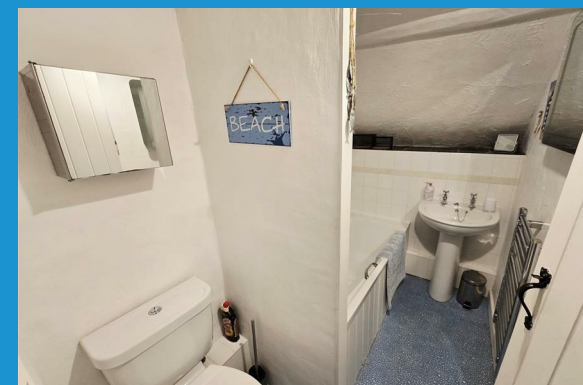
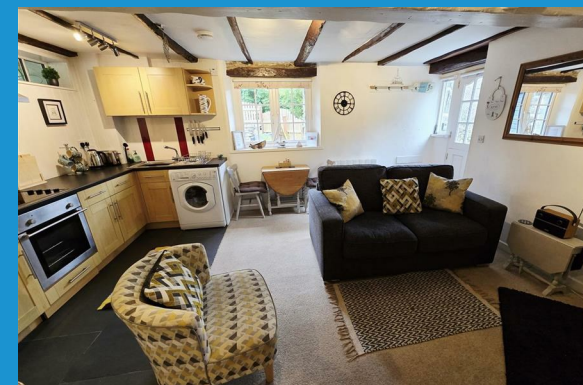
Agency Note
Management Charge - Circa £100 a year for maintenance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	49	82
(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 

Ground Floor



First Floor



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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