



**The Shippon, Lanzion, Egloskerry,
Launceston, Cornwall, PL15 8RZ**

Guide Price £595,000 Freehold





Converted single storey barn in a tucked away peaceful rural hamlet with delightful gardens, range of outbuildings and annexe accommodation

- 2 Bedrooms
- Kitchen/Dining Room
 - Lounge
- 2 Bed Detached Annexe
- Plantsman's Garden
- Useful Outbuildings
- In All About 1.3 Acres
- EPC D & E & Council Tax C

SITUATION Lanzion is a former farmstead on the edge of the parish of Egloskerry with a primary school and thriving village hall.

The town of Launceston is 6 miles distant with a range of supermarkets, doctors, dentists and veterinary surgeries, further education facilities, various sporting clubs and 2 testing 18 hole golf courses nearby.

At either Launceston or Kennards House there is access to the A30 trunk road which links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway, a mainline railway station serving London Paddington, and an international airport.

The property lies some 10 miles from the majestic North Cornish coast with its wide range of beaches and cliff walks.

DESCRIPTION A most appealing 2 bedroom single storey barn conversion in a tucked away location, offering an excellent opportunity for a low impact lifestyle with private water, wood

pellet boiler, Solar Thermal hot water system and Photovoltaic system for electricity which still benefits from a generous feed in tariff. There is a 2 bedroom detached annexe (currently awaiting outcome of a CLEUD application), extensive range of outbuildings and an attractive plantsman garden with a high degree of privacy.

The accommodation is illustrated on the floorplan and briefly comprises: front door into L-shaped entrance hall with doors to all rooms. The lounge is double aspect with exposed wood floor and wood burner set on slate hearth, exposed ceiling beams and door into porch. The kitchen/breakfast room has exposed ceiling beams, range of matching cupboards, slate worktops with inset sink unit, Stanley wood fired range cooker, appliance space for fridge/freezer and dishwasher and door to rear garden. Door into a most useful covered open porch with space for chest freezer and doors into a walk-in pantry and gardeners' toilet.

From entrance hall doors into the 2 double bedrooms and family bathroom which comprises



of a high flush WC, ball and claw style bath with mixer taps and pedestal wash hand basin.

THE PARLOUR Situated on the other side of the courtyard is the detached former parlour currently divided into a self-contained annexe with kitchen/living area and 2 bedrooms (1 en suite shower), ideal for extended family living.

AGENTS NOTE: There is a CLEUD application awaiting decision on the annexe.

OUTSIDE Approached over a long private drive, which serves 4 other properties and terminates at the 5-bar gate leading to The Shippon's courtyard parking for several vehicles. There is a range of useful outbuildings including open fronted tractor shed with EV charging point, pair of garages to side and a further workshop adjoining The Parlour. Adjoining the main house is a plant room containing the wood pellet boiler for the central

heating and hot water and filtration equipment for the private water supply.

The gardens are an undoubted feature of the property being private and well stocked with various trees and shrubs with further areas being cultivated to create vegetable gardens with polytunnel. There are woodland walks down to a most attractive wildlife pond area which adjoins the banks of the upper reaches of the River Kensey.

The property extends in all to 1.3 acres (or thereabouts).

SERVICES Private water (borehole). Private drainage (sewage treatment plant shared with a neighbouring property). Mains electricity. Wood pellet boiler for central heating & hot water (main house) and wood pellet stove (annexe). Solar Thermal hot water panels (both main house &

annexe). Photovoltaic system for electricity. Full EPC document available on request. Council tax band D. Broadband available (FTTP). Mobile phone: visit Ofcom website. Please note the Agents have not tested or inspected these services.

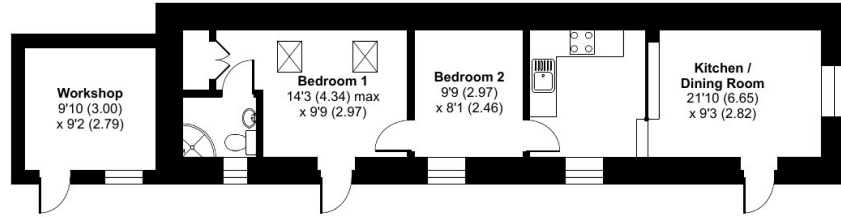
VIEWINGS Strictly by prior appointment with the vendors appointed agent, David J Robinson Estate Agents and Auctioneers.

DIRECTIONS - Do not rely on Sat Nav.

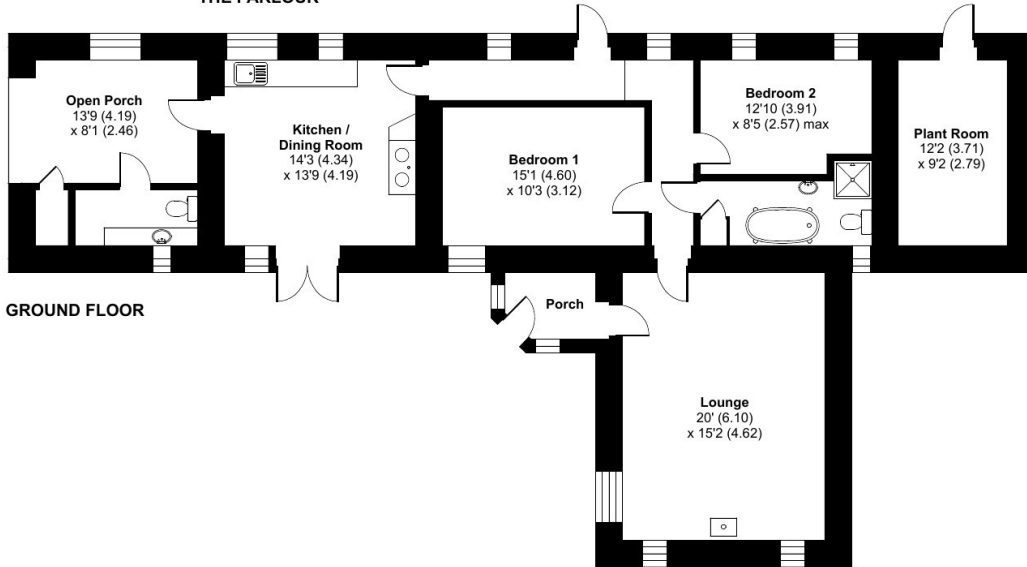
From Egloskerry head west towards Splatt and Tresmeer. Continue for approximately 2 miles where the name plate for Lanzion will be found on the left hand side. Follow the drive passing through the small tarmac yard where the entrance to The Shippon will be found, identified by the five bar gate.

What3Words:///radiated.stoops.risk

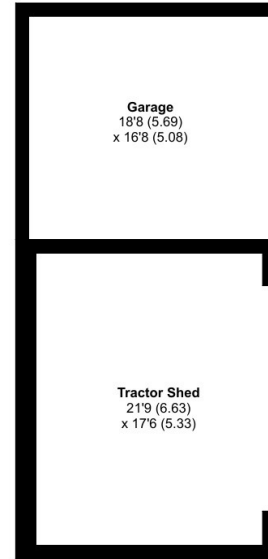
Approximate Area = 1852 sq ft / 172 sq m
 Garage = 688 sq ft / 63.9 sq m
 Total = 2540 sq ft / 235.9 sq m
 For identification only - Not to scale



THE PARLOUR



GROUND FLOOR



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2023. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1146992

For more information or to arrange a viewing, please contact us:

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