



**The Sycamores, 4 Baron Court, Tregear,
Launceston, Cornwall, PL15 8RE**

Guide Price £360,000 Leasehold





An impeccably presented barn conversion in a peaceful yet accessible rural location

- No Onward Chain
- 2 Double Bedrooms (Each with En Suite)
 - Sitting Room
 - Garden Room
- Kitchen/Breakfast Room
- Enclosed Rear Garden
 - Garage
- EPC D & Council Tax C

SITUATION In the heart of the small hamlet of Tregear, 7 miles from the former market town of Launceston. At Launceston there are supermarkets, doctors, dentist and veterinary surgeries together with 2 testing 18-hole golf courses and a leisure centre.

The A30 is 5 miles distant and links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport. The north Cornish coast is 11 miles distant with extensive sandy beaches along this majestic stretch of coastline.

DESCRIPTION In a select development of 8 properties set around a peaceful courtyard, this exceptionally well-presented mid-terrace barn conversion has private gardens to the rear. The agents have no hesitation in recommending an early inspection of this charming property.

The following accommodation is clearly illustrated on the floorplan and briefly comprises: a part glazed door into the entrance hall with stairs to the first floor, understairs storage cupboard, doors to kitchen, sitting room and cloakroom with low flush WC and wash hand basin. Oak flooring throughout the ground floor.

The sitting room has a window to the front, feature fireplace with inset multi-fuel burner set on a polished slate hearth and arched recesses either side, double doors to the garden room.

The kitchen/breakfast room has a range of base and wall units with rolled-edge laminate worksurfaces over, inset ceramic sink with mixer taps over, induction 4-ring hob with extractor unit over, built-in double electric oven with integral microwave above, integral fridge/freezer, dishwasher and washing machine/dryer, breakfast bar and double doors to the garden room.



The garden room is a beautiful feature of the property providing light and space throughout the year with 3 roof windows, windows to 3 sides and French doors to the rear landscaped garden.

Stairs rise to the first floor landing with a window to the rear. Bedroom 1 has a window to the rear, floor-to-ceiling double wardrobe with mirrored doors, storage cupboard and en suite of low flush WC, vanity wash hand basin, walk-in shower and heated towel rail. Bedroom 2 is double aspect with airing cupboard housing the LPG boiler, dressing area recess with floor-to-ceiling mirror-fronted wardrobes and an en suite comprising a panel enclosed bath with independent shower over, low flush WC, vanity wash hand basin and heated towel rail.

OUTSIDE From the shared gravel courtyard, a path

leads to the front door. A pedestrian gate at the rear opens into the delightful enclosed rear garden. A path leads to the extensive patio terrace, ideal for al fresco dining and surrounded by mature flower beds and shrubs providing colour and interest throughout the year. Attractive summer house with double glazed patio door, power and light. Detached storage shed and log store.

Offset from the rear of the property is a single garage (in the middle of 3) with power and light connected and a mezzanine floor level ideal for storage. There is additional parking for the property and visitors.

TENURE The property has a 999 year lease with 968 years remaining. There is an annual ground maintenance charge towards the shared drainage

system and upkeep of the shared driveway. The costs for 2024 were Ground Rent £100 and Maintenance Charge £200 plus prorated share of actual maintenance costs incurred.

SERVICES Mains electricity and mains water. Shared private drainage system. LPG fired central heating. Double glazed throughout. Council tax C. Full EPC available on request. Broadband available: FTTC. Mobile phone coverage: Visit Ofcom website. Please note the Agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment with the Vendors' appointed agents, David J Robinson Estate Agents and Auctioneers.

DIRECTIONS Sat Nav: PL15 8RE
What3Words: ///guard.coveted.scorecard

Approximate Area = 1101 sq ft / 102.3 ,sq m
 Garage = 201 sq ft / 18.7 sq m
 Outbuilding = 211 sq ft / 19.6 sq m
 Total = 1513 sq ft / 140.6 sq m
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1165048

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

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