



3 Penscombe Barns



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Lezant, Launceston, PL15 9NN

Launceston 4.6 miles Callington - 7 miles Plymouth 22 miles

A traditional barn conversion with reverse level open plan kitchen/living, an extensive lawned garden and double garage and driveway for ample parking. No Chain.

- Reverse level kitchen/living room
- Generous, well enclosed Lawned Garden
- Double Garage and private driveway
- 2 Bedrooms (1 ensuite)
- Traditional barn with character features
- Good countryside views
- Just over 4.5 miles to Launceston
- No Onward Chain
- Tenure: Freehold
- Council Tax Band: TBC

Guide Price £415,000

SITUATION

The property is situated in an exclusive development of residential barn conversions, in a semi-rural yet easily accessible position. The Cornish farm shop and kitchen, Tre, Pol & Pen, is located nearby in addition to the well-regarded public house, The Springer Spaniel and local bus service in the neighbouring village of Treburley. Launceston is approximately 5 miles away, with a comprehensive range of leisure, shopping and educational facilities along with access to the A30 trunk road linking the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station and an international airport.

DESCRIPTION

A tastefully converted two bedroom reverse level end of terrace barn conversion merging modern conveniences with traditional features and impressive open plan living. With a double garage in addition to a private driveway, the property enjoys a generous plot with an extensive lawned garden. The development was formerly part of the neighbouring Landue Estate and great care has been taken throughout the conversion process to preserve the integrity of the buildings. Original features include exposed roof timbers, vaulted ceilings, exposed brickwork, oak joinery and traditional slate lintels, complemented by high-quality modern finishes. The property is offered for sale with no onward chain and benefits from the remainder of a six-year Professional Consultant's Certificate.



ACCOMMODATION

The accommodation has been thoughtfully designed to enjoy rural outlooks from the first floor open plan kitchen/living space (appliances to be fitted), with modern conveniences such as energy efficient double glazed wooden windows and underfloor heating on the ground floor. With reverse level living, there are two bedrooms on the ground floor with access via the side entrance. The main bedroom has a ensuite shower room with a separate storage cupboard, whilst bedroom two has a small built in wardrobe. There is a family bathroom with a contemporary suite with bath and shower over.

A handmade wooden staircase with glass panel leads to the first floor, with an impressive vaulted ceiling showcasing exposed wooden beams to a triple aspect, open plan kitchen/diner/sitting room. With a range of built in cupboards and stylish worksurfaces, the property enjoys rural outlooks with a door to the rear decked sun terrace.

OUTSIDE

The property is approached via a private road leading to the cluster of residential barns. There is a double garage with two electric up and over doors, adjacent to a gravelled driveway with parking for two vehicles. There is a small and easy to maintain front lawn and a side entrance to the much larger garden set to the rear and side of the barn. An impressive feature of the barn is a the generous lawned garden, larger than average with a decked sun terrace at the rear with country views. The garden is fully enclosed with wood panelled fencing adjacent to the neighbouring pastureland at the rear.

SERVICES AND ADDITIONAL INFORMATION

Mains electricity, water and drainage. Mains gas central heating with underfloor heating to the ground floor. Maintenance charges - these are anticipated to be £250 per annum and would be responsible for the private drainage system, the private roadway and communal lighting. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data varied availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges. Superfast broadband ready to connect.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

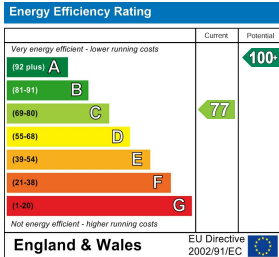
DIRECTIONS

From Launceston proceed towards Callington on the A388 passing through the hamlet of Tregada. The entrance to Penscombe Barns will be located on the right hand side straight after the turning to Tre-Pol-Pen farmshop and cafe.

what3words.com: ///hospitals.cadet.homecare



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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