



The Barn, Lynher Way
North Hill | Launceston | Cornwall



Town • Country • Coast



Architecturally designed detached home built by our vendors in 2022 offering many eco credentials. The property has 2 double bedrooms plus a light and airy open plan ground floor space. There is an established enclosed rear garden, driveway parking and views towards the Lynher valley.

This "Passivhaus" home was designed and built by "Nudura" who our vendor instructed to act for them. The property has an insulated concrete system offering a regulated temperature throughout the property. There is also an array of solar panels on the roof producing electricity. Our vendor have created a home that future proofs themselves whilst offering low cost living.

You step into a hallway with stairs to the first floor and a useful ground floor cloakroom. Beyond here is a generous open plan kitchen/dining/sitting room. Large patio doors open out to the south facing rear garden. The modern kitchen is located to one side and has a range of eye and base level units leaving space for white goods. The sitting/dining room is light and airy and a great space for socializing.

On the first floor are 2 double bedroom. The master bedroom has a built in wardrobe and enjoys a great view towards the Hawks Tor. Bedroom 2 is front aspect and is another double currently used as a guest room. Both bedrooms share a shower room with a large shower enclosure plus a useful utility space.

Outside is a driveway for 2 vehicles in tandem. A pathway takes you down the side of the property into the enclosed South facing rear garden. Adjoining the patio door is a large partially covered patio made for entertaining. There is also an area of lawn perfect for children and pets flanked by mature shrubs and plants. There is also a good size detached garden shed that's insulated and currently used for storage.



Situation

North Hill is a picturesque village in North Cornwall and features a popular "The Old School inn" and a popular village hall plus a wealth of beautiful rural walks especially in and around the Trebartha Estate. North Hill is relatively equidistant from the two thriving market towns of Launceston and Liskeard, both of which offer a wide range of amenities including a Train Station at Liskeard and both offering a range of schools, supermarkets and individual shops. Launceston also offers great access to the A30 and links into West Cornwall alongside the City of Exeter.

Directions

The postcode to the property is PL15 7PD. From Launceston, proceed out of town via Pennigillam roundabout and take the turning for South Petherwin. Follow the road through Daws House and South Petherwin and keep going until the staggered crossroads and continue straight on. Follow this road, looking out for a right hand turning to North Hill and follow the road through the village passing the Village Public House. Continue along the road through the village as it arcs to the right and left turn into Lynher Way. Follow this road and the property will be seen on your left. WhatThreeWords:

www.viewproperty.org.uk

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Entrance Hallway

WC

5'7" x 2'11" (1.71m x 0.90m)

Kitchen / Living Room / Dining Room

20'11" x 14'4" (6.40m x 4.37m)

Bedroom 1

12'2" max x 8'2" (3.73m max x 2.49m)

Bedroom 2

10'11" x 8'3" max (3.33m x 2.54m max)

Shower Room

8'10" max x 5'6" (2.70m max x 1.68m)

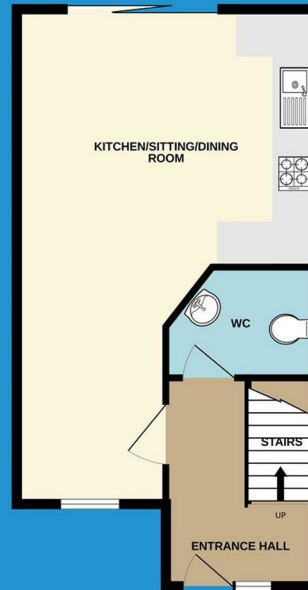
Services

Mains Electricity, Water and Drainage

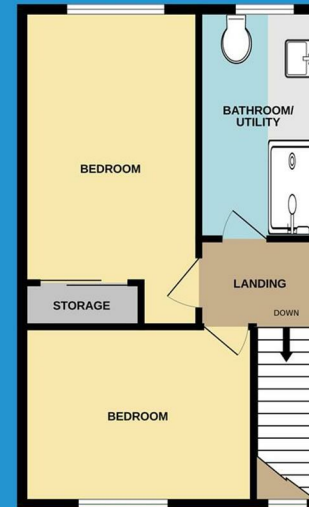
Electric Cost - £11.71 per week.

Council Tax Band B

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	100
(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	



AML CHECKS:

To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

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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