Penscombe Cross

Lezant | Launceston

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Lean to Porch
5'8" x 3'1" (1.74m x 0.95m)

Kitchen
15'5" x 7'7" (4.72m x 2.33m)

Living Room
13'8" x 10'10" (4.19m x 3.32m)

Porch

Study
11'1" x 7'10" (3.39m x 2.40m)
3.39m narrowing to 2.66m

First Floor

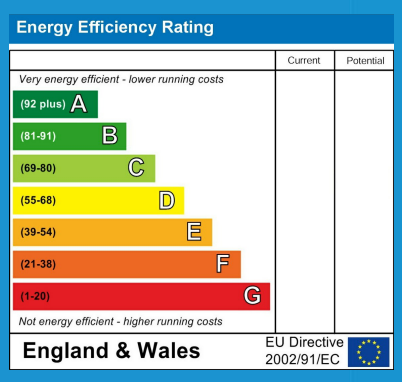
Bedroom 1
14'2" x 11'2" (4.33m x 3.42m)

Bedroom 2
8'11" x 7'4" (2.72m x 2.26m)

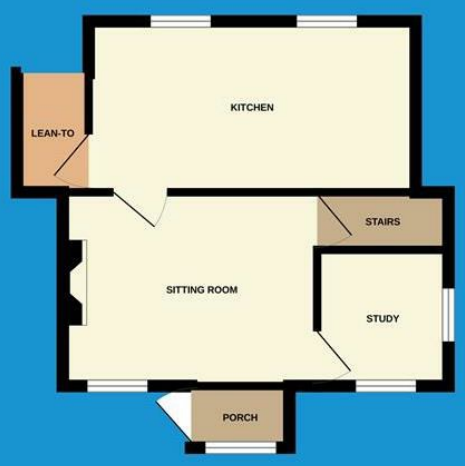
Bedroom 3
7'5" x 6'9" (2.28m x 2.06m)

Bathroom
8'5" x 4'11" (2.58m x 1.52m)
2.58m narrowing to 1.71m

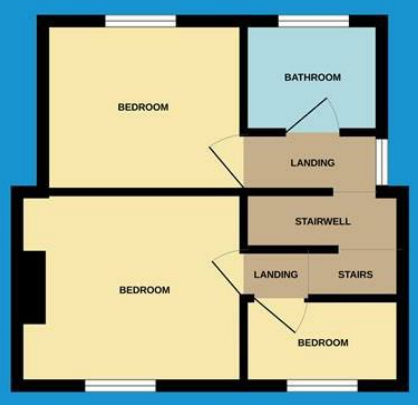
Services
Mains Electricity, Water and Drainage
Council Tax Band C



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.

The Property Ombudsman

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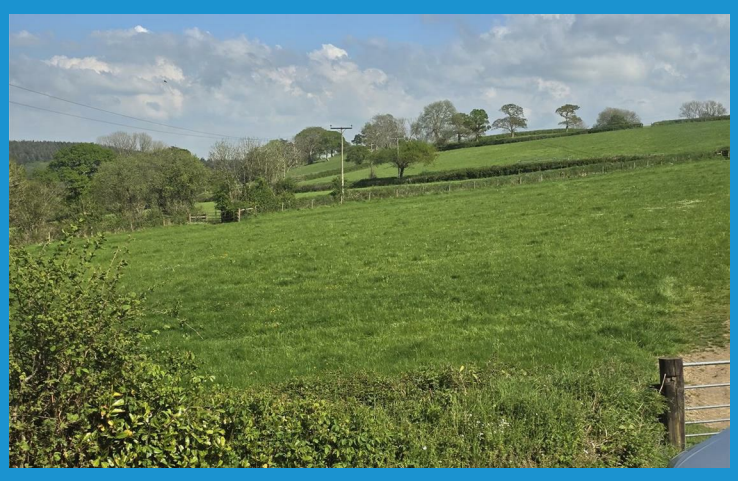
Auction Guide £165,000



Lot – PENSCOMBE CROSS, LEZANT, LAUNCESTON, CORNWALL, PL15 9PT
Auction Guide Price – £165,000 - Plus Plus fees
The property is to be offered online by Clive Emson Auctioneers on 05 November 2026

A 3 bedroom detached character cottage situated in a peaceful edge of village setting in need of updating and renovation but offering great potential. The property has off-road parking and outbuildings and adjoins open countryside with great country views.

The property has accommodation including an entrance porch at the front, living room, home office, kitchen and a lean-to at the side of the property. On the first floor, there are 3 bedrooms and a bathroom. The parking is at the side of the property and there are gardens at the side and rear where there are numerous outbuildings and sheds with great views over fields at the side.

The property is grade 2 listed and has no onward chain.

Situation

The property is set in Lezant which is a pretty East Cornwall village which lies roughly 5 miles away from the market town of Launceston. Local amenities include Tre Pol Pen a popular Farm Shop, The Springer Spaniel Public House in Treburley and a local primary school in the neighbouring village of Trekenner. The village offers good access to the A388 which leads to the City of Plymouth and also the A30 which links to the West of Cornwall and into Devon. Referred to as 'the gateway to Cornwall' Launceston is centered one mile (1.6 km) West of the River Tamar. Launceston has great access to the beautiful Coastline. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postal code for the property is PL15 9PT. Drive along the A388 from Launceston heading towards Callington, taking the signposted right hand turn to Lezant. Follow this road and the property can be seen directly in front of you before you reach the village.

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