

## Tregeare, Launceston, PL15

Guide Price £299,950

3 2 1



A charming three-bedroom mid-terrace barn conversion, set within an exclusive courtyard development on the historic Tregeare Estate, with the Manor House nearby. This beautifully presented home offers a peaceful rural lifestyle, complemented by a garage, off-road parking, well-established gardens, and no onward chain.

The property is situated in the hamlet of Tregeare, approximately 7 miles from Launceston town centre. The neighbouring village of Egloskerry provides a county primary school and parish church, with further local amenities available at Laneast Downs, including a service station and convenience store.

## Key Features

- TO ARRANGE A VIEWING PLEASE QUOTE BL0650
- 3 Bedrooms (1 Ensuite)
- No Onward Chain
- Opportunity to Purchase Freehold
- Generous South-West Facing Garden
- Barn Conversion
- Exclusive Courtyard Development
- Family Bathroom & Downstairs Cloakroom
- Garage & Off Road Parking
- Reception Room With Multi-Fuel Stove

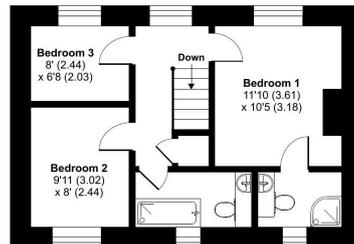
### Baron Court, Tregear, Launceston, PL15

Approximate Area = 912 sq ft / 84.7 sq m

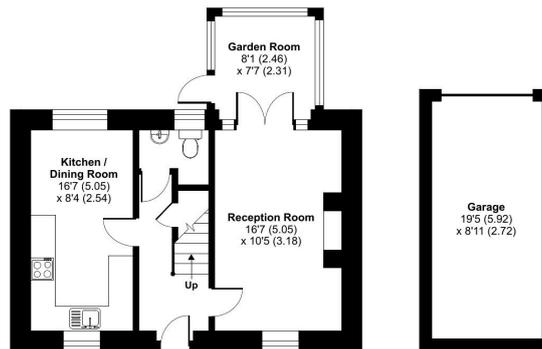
Garage = 175 sq ft / 16.2 sq m

Total = 1087 sq ft / 100.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Ben Estates TA Ben Langton Powered By exp. REF: 1207410