



Trenoweth

Trenoweth, Roydon Road, Launceston, Cornwall, PL15 8HL



Town centre 1 mile - Bude 18.1 miles -
Plymouth 26.3 miles

A beautifully presented barn conversion in a favourable edge of town location with an enclosed rear courtyard and garden

- Detached Barn Conversion
- 3 Bedrooms
- Open Plan Ground Floor Living
- Enclosed Rear Garden
- Vegetable Patch and Potting Shed
- On Road Parking
- Mains Gas Central Heating
- Edge of Town Location
- Tenure: Freehold
- Council Tax Band: C

Guide Price £265,000

SITUATION

The property is located on the outskirts of the former market town of Launceston within walking distance of schools, Church and the local golf club. There are doctors', dentists' and veterinary surgeries, 24-hour supermarket, M&S Food Hall, a fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. Launceston has convenient access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter.

DESCRIPTION

A detached and well proportioned 3 bedroom barn conversion, showcasing original period features and a beautifully maintained courtyard garden, with open plan ground floor living. The property is ideally positioned on the outskirts of the town within a short distance of the local schools and Launceston Golf Club, ideally suited for young families and couples alike. The property is constructed of stone under a slate roof, with a mixture of wooden and uPVC double glazing throughout.

ACCOMMODATION

The front entrance to the property enters to the spacious and open plan ground floor accommodation, with slate flooring in the kitchen and a range of fitted units in a functional layout. There is a Range style cooker with a gas hob, an integrated dishwasher and space for free standing fridge/freezer. There is built in storage under the stairs, with rustic wooden shelving and additional hand made fitted storage in the sitting room. There are exposed wooden beams, a woodburning stove and doors directly to the rear garden.

The first floor presents 3 bedrooms, 2 of which are double bedrooms both fitted with hand made storage. There is a 3rd single bedroom and an airing cupboard. All bedrooms are serviced by the family

bathroom which is fitted with a panelled bath with shower over, wash hand basin, and WC.

OUTSIDE

The garden to the rear is fully enclosed by stone walling and wooden fencing, with a rear courtyard perfect for private outdoor seating. There are a range of shrubs and well stocked flower beds, with a pathway leading to a raised vegetable patch, potting shed and and handmade bespoke children's playhouse. Adjoining the property is a lean to store perfect for storing gardening tools and pushbikes. Parking for the property is often available on the road directly outside of the property, however this is not allocated to the property.

SERVICES

Mains water, drainage, gas and electricity. Broadband availability: Ultrafast, Superfast and Standard ADSL, Mobile signal: Voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

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

DIRECTIONS

From Stags office in Launceston, head along the A388 St Thomas Road descending down the hill, passing the castle on the right hand side. Go through Newport, passing the Greenaways BP garage on the right hand side and at the mini roundabout proceed straight ahead onto St Stephens Hill. Continue up the hill for approximately 0.4 miles and turn right onto Roydon Road where you will see the property on the right.

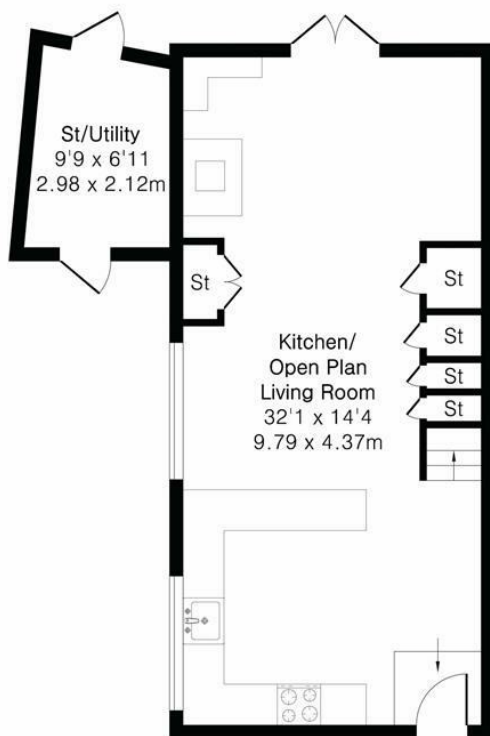
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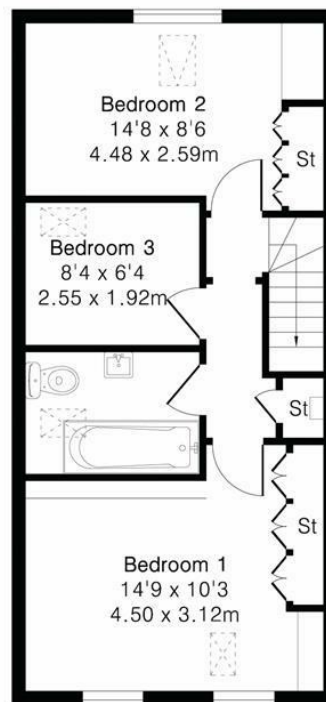
Approximate Gross Internal Area 987 sq ft - 92 sq m

Ground Floor Area 526 sq ft – 49 sq m

First Floor Area 461 sq ft – 43 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		77	82
EU Directive 2002/91/EC			

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