

The Cowshed | Treglasta | Launceston



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Guide Price £435,000



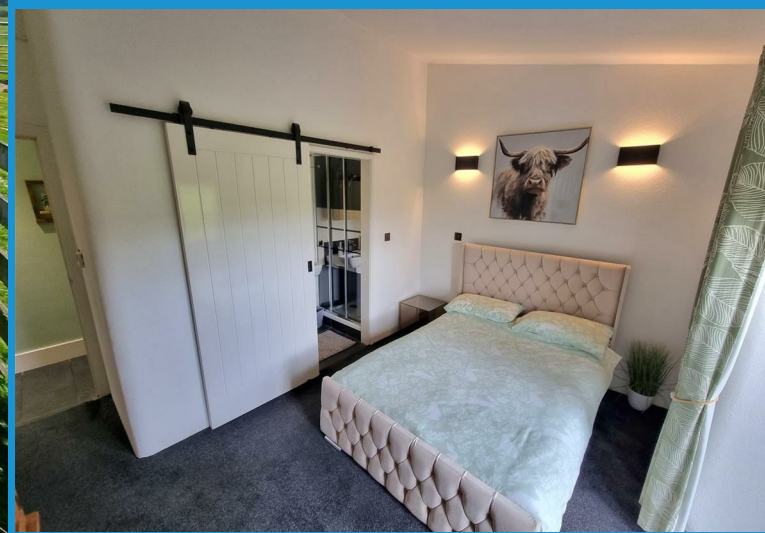
Adjoining open countryside with fantastic views towards open moorland is this detached individual barn conversion. Offering 2 double bedrooms, both en suite plus a striking open plan kitchen/dining/sitting room. Outside the property has a generous garden with patio and a detached garage.

You step into a large hallway with access to all the accommodation. From here a door leads you into a light and airy dual aspect open plan sitting/dining/kitchen with a high ceiling and lots of space. The kitchen area has a range of modern eye and base level units with various integrated appliance and a useful breakfast bar. From here you walk into a generous sitting/dining room with a wide bi fold door out into the garden along with French doors. This reception space is a large room with a multi fuel stove to one corner ready for winter evenings.

Leading off the entrance hall are 2 double bedrooms both en suite, each with access to the rear garden via French doors. The master bedroom is a great size offering plenty of space for freestanding furniture.

The property is approached off a shared private lane through a 5 bar wooden gate. A private driveway takes you past an area of lawn up to the barn with detached single garage and parking to one side. A gate takes you through to the private rear garden which adjoins open countryside the entire length of the garden. Fantastic views enjoyed over fields towards open moorland. The garden has a large area of lawn perfect for children and pets to enjoy. Leading off the bi fold door is a large paved patio ideal for outside dining. Beyond here is an additional area of garden which is currently utilised for chickens but could create an ideal vegetable garden. There is also access into the garden from a side pedestrian door.

The property has valid planning permission to extend and create an additional double bedroom, family bathroom and an entrance porch. To the front of the property is the foundation slab for the proposed extension.



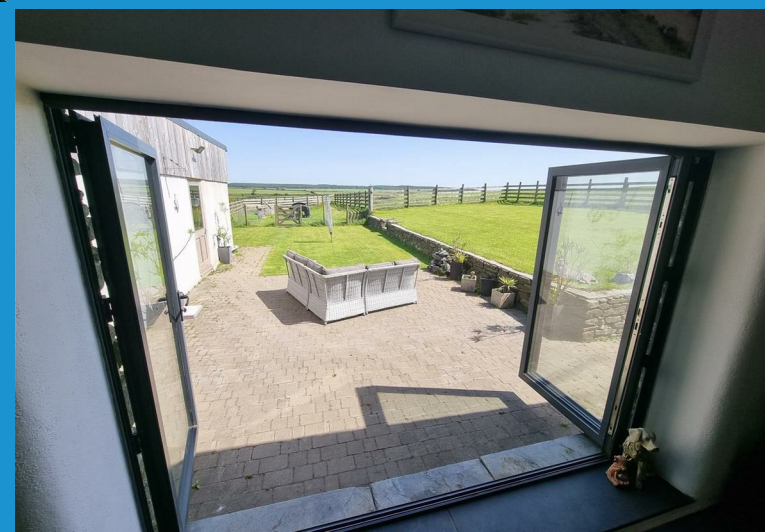
- Detached barn conversion with fabulous views
- 2 double bedrooms, both ensuite
- Large open plan kitchen/sitting/dining room
- Vaulted ceilings and underfloor heating throughout
- Well presented throughout
- Generous garden adjoining open countryside
- Garage and driveway parking
- Planning permission to extend

Situation

The property can be found in a rural hamlet known as Treglæsta in a cluster of older style properties. In nearby Hallworthy there is a Public House. From the house there is great access to the North Cornish Coast, wonderful beaches and seaside attractions including Bude, Tintagel and Boscastle. In Bude there are a wide range of facilities including Schooling and Supermarkets and a busy Town Centre with amenities. To the other side is Launceston which again has a wide range of facilities and the A30 provides great access to the rest of Cornwall and Devon.

Directions

The postcode to the property is PL15 8PY. From Launceston join the A30 towards Bodmin and turn off at Kennards House signposted North Cornwall A395. Follow this road through Pipers Pool. Turn Left just before Hallworthy signposted Tæ Mill. Follow this country road for 1 miles and the entrance lane Treglæsta Farmhouse & The Cowshed will be seen on your left. Proceed through the yard and the entrance to the property will be seen ahead. WhatThreeWords: jetting.kitchen.ignore





Entrance Hallway

21'1" x 2'11" (6.44m x 0.91m)

Kitchen / Dining Room / Living Room

30'2" x 15'1" (9.21m x 4.60m)

Bedroom 1

12'11" x 11'8" (3.96m x 3.57m)

En-Suite

6'1" x 2'7" (1.87m x 0.79m)

Bedroom 2

12'10" x 8'3" (3.92m x 2.54m)

En-Suite

9'3" x 2'10" (2.83m x 0.88m)

Garage

19'4" x 9'0" (5.90m x 2.75m)

Services

Mains Electricity.

Borehole (Water) - Located In The Garden and Shared With The Neighbouring Property.

Private Drainage - Septic Tank Located In The Garden

LPG - Gas Bottles

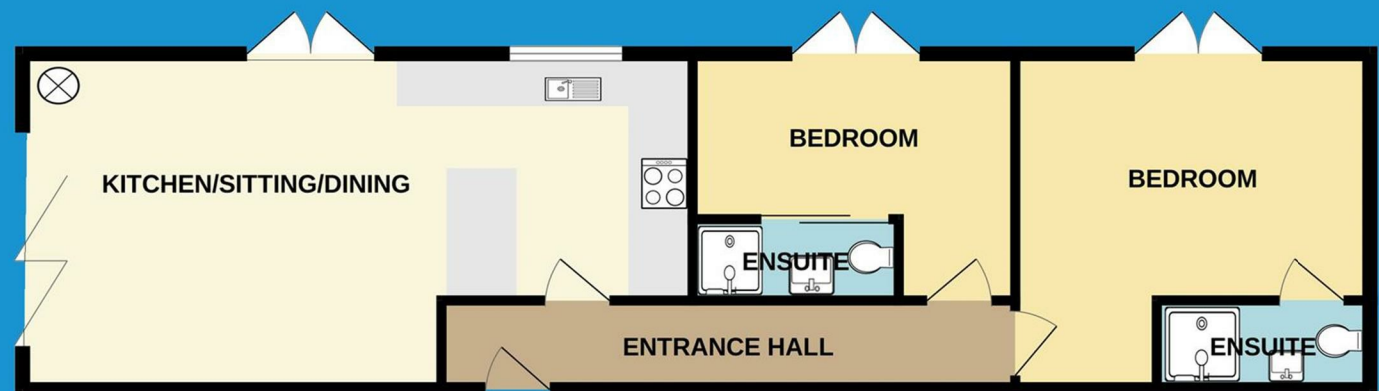
Underfloor Heating Throughout.

Council Tax Band C

Agents Note

The adjoining land owner has a right of way at the bottom of the driveway.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			99
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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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.