



6 Penscombe Barns



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Lezant, Launceston, PL15 9NN

Launceston 4.6 miles Callington - 7 miles Plymouth - 22 miles

A stylish and traditionally 2 bedroom (1 ensuite) converted barn with a detached studio and double garage. No chain.

- Two Double Bedrooms (1 ensuite)
- Double Garage
- Open Plan Kitchen/Living Space
- Just 10 minutes from Launceston
- Tenure: Freehold
- Detached Studio Barn
- Traditional Barn Conversion
- Mains gas central heating
- No Onward Chain
- Council Tax Band: TBC

Guide Price £365,000

SITUATION

The property is situated in an exclusive development of residential barn conversions, in a semi-rural yet easily accessible position. The Cornish farm shop and kitchen, Tre, Pol & Pen, is located nearby in addition to the well-regarded public house, The Springer Spaniel and local bus service in the neighbouring village of Treburley. Launceston is approximately 5 miles away, with a comprehensive range of leisure, shopping and educational facilities along with access to the A30 trunk road linking the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station and an international airport.

DESCRIPTION

Barn No. 6 is found within this select development and occupies a tucked away, desirable position as you enter the development, on the right hand side. Converted to an exceptional standard by respected local developers Highfield Homes, the property successfully combines contemporary comfort, including underfloor heating to the ground floor, with the character and authenticity of the original building. The development was formerly part of the neighbouring Landue Estate and great care has been taken throughout the conversion process to preserve the integrity of the buildings. Original features include exposed roof timbers, vaulted ceilings, exposed brickwork, oak joinery and traditional slate lintels, complemented by high-quality modern finishes. The property is offered for sale with no onward chain and benefits from the remainder of a six-year Professional Consultant's Certificate.



ACCOMMODATION

The terraced accommodation is arranged over 2 storeys and has been thoughtfully designed to maximise both space and functionality. At the heart of the home is a light and welcoming open-plan kitchen/living area, the well-appointed kitchen is fitted with an attractive range of matching units, solid work surfaces and integrated appliances, creating a practical and stylish space for everyday living. There is a ground floor bedroom and contemporary bathroom and the first floor offers a principal double bedroom with an en-suite bathroom with bath and shower over. There is a separate storage cupboard with space for hanging/shelving.

The property benefits from mains gas-fired central heating with ground floor underfloor heating, ensuring warmth and efficiency throughout. High-quality floor coverings have been fitted, further enhancing the overall finish. The ground floor has access to the rear pathway leading to the studio barn.

OUTSIDE

The property is approach via a low maintenance garden to the front, with a level area of lawn. There is a double garage with power connected and two electric up and over doors. Detached from the property is a spacious studio barn with power, light and water connected and ample plug sockets offering a fantastic space offering a variety of uses - this has fantastic potential as a hobby room, work from office, separate study or overflow accommodation.

SERVICES

Mains electricity, water and private drainage. Mains gas central heating. Maintenance charges - anticipated to be in the region of £250 per annum and would be responsible for the private drainage system, communal lighting and private roadway. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data varied availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges. Superfast broadband is ready to connect.

VIEWINGS

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

DIRECTIONS

From Launceston proceed towards Callington on the A388 passing through the hamlet of Tregada. The entrance to Penscombe Barns will be located on the right hand side straight after the turning to Tre-Pol-Pen farmshop and cafe.

What3words.com: [:///member.reporters.fade](https://www.what3words.com/:///member.reporters.fade)



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 plus)	A		
(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	

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