



Town • Country • Coast



Penscombe Barns, Launceston

Guide Price £650,000





Penscombe Barns

Launceston

*** CURRENTLY RESERVED ***

Set in an exclusive development of barns is this stunning newly converted 4 bedroom barn conversion with a high spec finish and gardens alongside a double garage. The property features a clean modern finish whilst retaining character features, appealing to buyers looking for a historic property with mod cons including central heating (the ground floor benefits from underfloor heating) and double glazing. The barn is nearing completion and available with a 6 year consultants certificate and has been converted by a well know reputable local building company.

The development can be found next door to the popular Tre Pol Pen restaurant and farm shop, offering buyers the rare option of an eatery on their doorstep, which is unusual to find for this style of property. This barn is one of the largest on the development with 4 bedrooms, 2 of which have en-suite facilities. The ground floor features a stunning living room which is open plan to the kitchen which is high spec with a feature central island. There will be a slatted screen to a more cosy sitting room adjoining the living room.

Also on the ground floor, there is an inner hallway with a back door, utility room and shower room. Two of the bedrooms are on the ground floor, one of which is en-suite which may be advantageous for a guest suite or for a dependant relative. On the first floor there are two spacious double bedrooms with one en-suite alongside an additional bathroom. There is a generous wrap around level lawned garden at the front and side with a brick wall and pathway to the front door. There is a double garage which is situated at the rear of the barn.

The property is conveniently located for the A388 which connects the towns of Launceston and Callington, both of which offer schools, supermarkets and various shops in the centre of both towns. Local amenities include the popular Tre, Pol, Pen Restaurant & Farm Shop.



Open Plan Dining/Living Room

40'4" x 14'1" (12.29 x 4.29 (12.30 x 4.30))

Kitchen

19'4" x 9'10" (5.89 x 3.00)

Rear Hallway

9'10" x 8'6" (3.00 x 2.59)

Utility Room

6'3" x 5'11" (1.91 x 1.80)

Shower Room

6'7" x 6'3" (2.01 x 1.91 (2.00 x 1.90))

Bedroom 1

12'10" x 11'6" (3.91 x 3.51 (3.90 x 3.50))

En-Suite

9'2" x 3'7" (2.79 x 1.09 (2.80 x 1.10))

Bedroom 2

12'10" x 8'10" (3.91 x 2.69 (3.90 x 2.70))

First Floor Landing

Bedroom 3

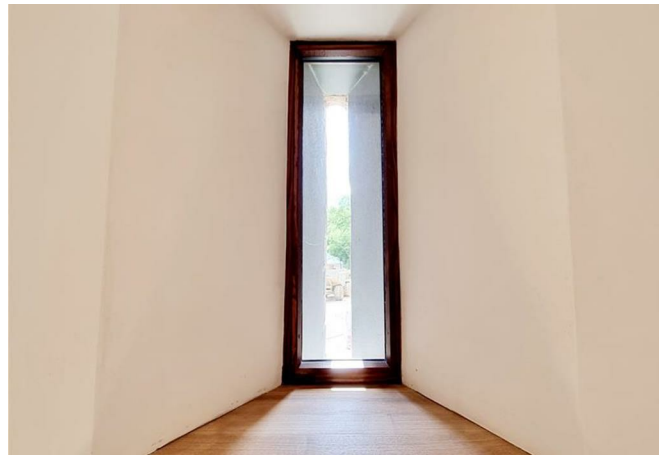
19'0" x 17'5" (5.79 x 5.31 (5.80 x 5.30))

Bedroom 4

18'8" x 11'10" (5.69 x 3.61 (5.70 x 3.60))

En-Suite

13'1" x 4'11" (3.99 x 1.50)



Directions



Bathroom

8'2" x 7'3" (2.49 x 2.21 (2.50 x 2.20))

Double Garage

21'4" x 20'8" approx (6.50 x 6.30 approx)

Services

Agents Note

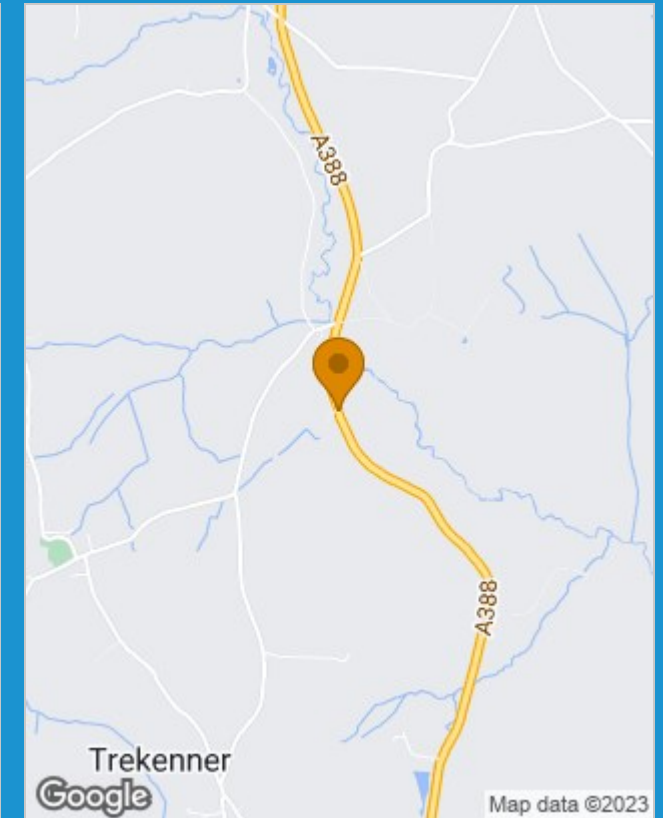




Floor Plans



Location Map



Energy Performance Graph

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	80001/156

Viewing

Please contact our View Property Launceston Office on 01566 706706 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Office 1 Unit 3 Scarne Industrial Estate, Launceston, Cornwall, PL15 9HS
Tel: 01566 706706 Email: sales@viewproperty.org.uk www.viewproperty.org.uk