



Barn at Lezant  
Launceston | Cornwall



A stylish 2 double bedroom newly converted barn with an enclosed garden bordering fields at the rear and a double garage accessed via a driveway. The property is situated in a complex of similar properties with reverse level living accommodation with the living room, dining room and kitchen with vaulted ceilings on the first floor with a door at the rear leading into the garden. The property is currently being converted by well know reputable builders.

The property is nearing completion and comes with a 6 year professional consultants certificate, blending original features such as the stone façade and exposed 'A' frame beamed ceilings alongside a modern finish including stylish new kitchen and bathroom. The ground floor features a spacious master bedroom en-suite alongside a second bedroom with a bathroom. The first floor is an impressive open-plan dual aspect space which links to the garden at the rear via a decked area. The rear garden is laid to lawn with a central paved pathway. There is a further lawned garden area and access to the double garage within the plot, meaning it is ideal for a hobbies room or workshop.

The development is situated next door to the popular Tre Pol Pen restaurant and farm shop, offering buyers a stylish eatery on their doorstep!



## Situation

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. The Springer Spaniel public house in Treburley and a local primary school in the neighbouring village of Trekenner. The location provides convenient access to Plymouth and also the A30 which links to the West of Cornwall and into Devon.

## Bedroom 1

15' 1" MAX x 9' 10"  
(4.60m MAX x 3.00m)

## En-Suite

10' 2" x 2' 11" MAX  
(3.10m x 0.90m MAX)

## Inner Hallway

## Bathroom

10' 2" x 5' 7"  
(3.10m x 1.70m)

## Bedroom 2

16' 5" MAX x 9' 2"  
(5.00m MAX x 2.80m)

## First Floor

## Open Plan Kitchen/Dining Living Room

28' 7" MAX x 19' 0"  
(8.70m MAX x 5.80m)

## Double Garage

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

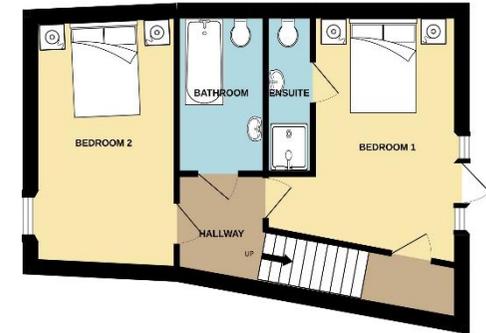
## Services

Mains Gas, Electricity & Water.  
Private Drainage.  
Mains Gas Central Heating.  
Council Tax Band TBC.

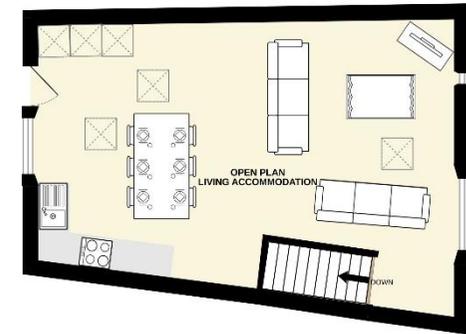
## Agents Note

There will be a management company set up where each owner will be obligated to join. This will preserve and manage the private drainage, communal lighting and private road surface. This is anticipated to cost in the region of £250 per annum.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any



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. V085

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