



## Penscombe Barns

Lezant | Launceston | Cornwall



Town • Country • Coast



Guide Price £326,000



A 2 bedroom detached barn being converted to a stylish property set in an enclave of similar properties and featuring a generous lawned garden alongside a double garage. The barns are being converted by a reputable local builder providing a 6 year professional certificate and blending character features with a modern finish with a brand new kitchen and bathroom.

The development is situated next door to the popular Tre Pol Pen restaurant and farm shop, offering buyers a stylish eatery on their doorstep! 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 Trekener. The location provides convenient access to Plymouth and also the A30 which links to the West of Cornwall and into Devon.



Nearby Award  
Winning Farm  
Shop & Cafe



#### Situation

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#### Directions

The postal code for the property is PL15 9NN. The development can be found along the A388 from Launceston to Callington, next door to Tre Pol Pen.

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**Kitchen/Breakfast Room**  
9'7" x 8'9" (2.94m x 2.68m)

**Sitting Room**  
11'10" x 11'4" (3.61m x 3.46m)

**Bedroom 1**  
11'3" x 8'10" (3.45m x 2.70m)

**Bedroom 2**  
6'8" x 5'7" (2.05m x 1.72m)

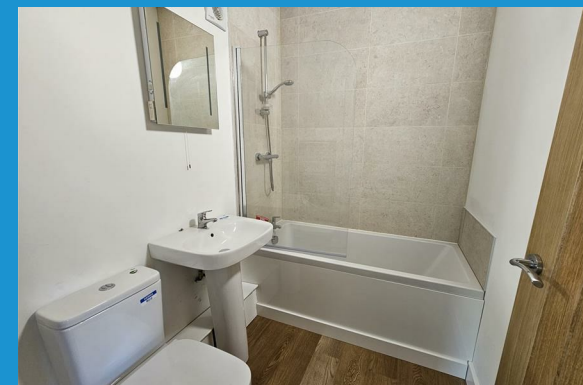
**Bathroom**  
6'9" x 5'2" (2.06m x 1.59m)

### 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.



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	

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.

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