

Winnowing Barn | Tregeare | Launceston





Situated in this peaceful and historic rural hamlet is this spacious and well presented 6 bedroom detached barn conversion with double garage, off-road parking and enclosed garden at the rear. The property offers a fine array of accommodation which includes 2 generous reception rooms alongside an open-plan kitchen and family room which is the hub of this impressive home.

There is a gravelled area at the front providing parking to both sides of the property and gated access into the garden. Entrance to the property is via a porch into a large reception and from here, there is a door into a hallway with the main staircase to the first floor with a shower room plus a separate cloakroom with WC. The hallway leads into a spacious drawing room with character, doors to the outside & a pleasant view into the garden. There is an open-plan kitchen & family room which is a well proportioned room & offers fantastic space for entertaining & a stylish fitted kitchen with a central island & granite worktops throughout. A back door provides access into a utility room with an external access door to the garden, a door into the integral garage & a second staircase to the first floor, lending itself to multiple generational living.

From this staircase you are greeted with a room which is utilised as a study/home office, a door provides access to the first floor accommodation including the en-suite master bedroom with vaulted ceiling & access to steps into the garden with 5 other bedrooms & a family bathroom, some of the rooms lend themselves to being utilised as additional reception rooms, work or hobbies rooms offering great versatility.

At the rear of the property there is an impressive and expansive decked area with a pleasant outlook into the garden which is lawned with a range of plants, shrubbery and trees offering a peaceful rural atmosphere. The garden wraps around to the side where there is further gated access to the front of the property and the garden is level.



- 6 Bedrooms
- Character Full Barn Conversion

- Established Gardens
- Great Family Home

- Double Garage and Ample Parking
- Semi - Rural Location

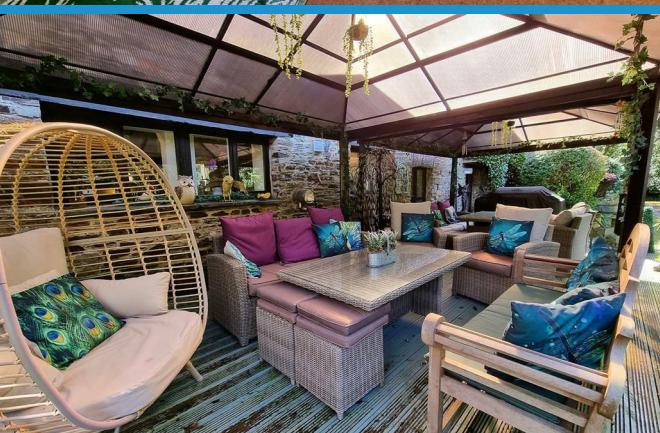
Situation

Tregeare is a peaceful and picturesque rural hamlet, accessed via an impressive tree lined road which leads into the heart of the hamlet. At the centre to Tregeare is the historic Tregeare House and Estate and the hamlet features a range of attractive stone cottages and barns with a green central to the hamlet. There is a Primary School in Egloskerry with further facilities available in the Town of Launceston where there is a Secondary School, Supermarket and a busy Town centre. The properties location offers great access to the North Cornish Coast featuring a wealth of history and lush sandy beaches which is circa a 15 minute drive away.

Directions

The postal code for the property is PL15 8RE. What Three Words 'bongo.ridge.tolerable' will take you directly to the property. As you reach Tregeare, there is a left hand turning into Baron Court where you will see the property on your right hand side.





Porch
6'7" x 3'6" (2.03m x 1.08)

Living Room
21'9" x 15'3" (6.64m x 4.65m)

Inner Hallway

Shower Room
6'3" x 2'11" (1.93m x 0.90m)

WC
4'7" x 2'11" (1.41m x 0.91m)

Sitting Room
22'4" x 21'2" (6.81m x 6.47m)

Kitchen / Dining Room
25'11" x 15'11" (7.91m x 4.87m)

Utility Room
17'2" x 7'10" (5.24m x 2.41m)

Integral Garage
16'11" x 16'2" (5.18m x 4.93m)

Back Stairs To First Floor

Landing and Hobbies Room
16'10" x 9'1" (5.15m x 2.78m)

Bedroom 1
13'2" x 7'0" (4.03m x 2.14m)

Bedroom 2
12'8" x 9'8" plus recess (3.87m x 2.95m plus recess)

Bathroom
7'5" x 6'4" (2.28m x 1.95m)

Bedroom 3
12'8" x 9'7" (3.87m x 2.93m)

Storage Cupboard in Landing

Master Bedroom
16'3" x 12'7" (4.96m x 3.86m)

En-Suite
9'3" x 5'3" (2.83m x 1.62m)

Main Landing and Stairs

Bedroom 4
21'5" x 11'6" (6.54m x 3.53m)

Bedroom 5
17'8" x 10'10" (5.39m x 3.32m)

Services
Mains Electricity, Water and Private Drainage
Council Tax Band F.
Central Heating Type - Oil

Agents Notes

Managing Agents - Tregeare Estates Ltd

Expiry Date - Approx Year 3000

Current Ground Rent - £400 per year

Maintenance Charge - £35 per year

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

Ground Floor

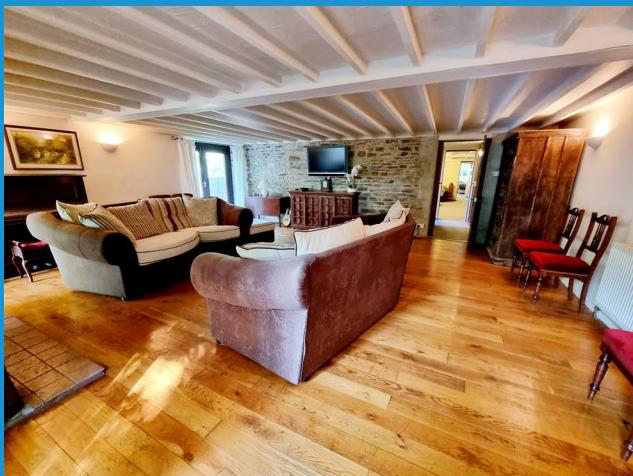


First Floor





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01566 706706 • sales@viewproperty.org.uk
www.viewproperty.org.uk

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.