

## Winnowing Barn | Tregear | Launceston



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Offers In Excess Of £650,000



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.



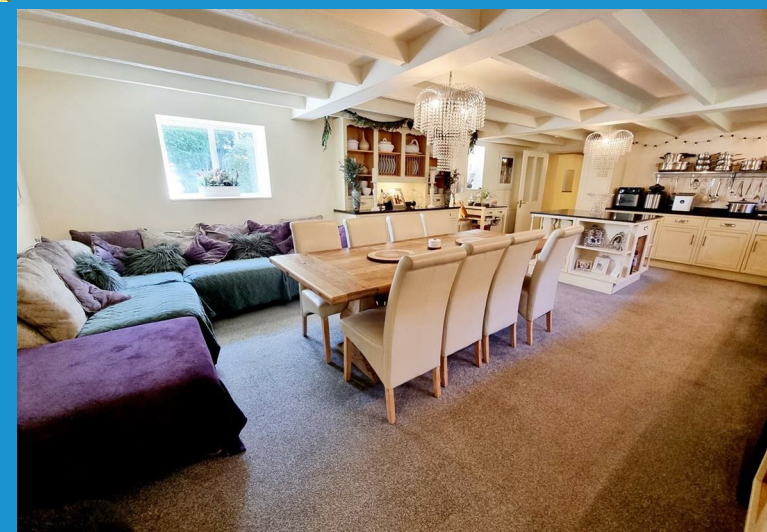
- 6 Bedrooms
- Established Gardens
- Double Garage and Ample Parking
- Character Full Barn Conversion
- Great Family Home
- Semi - Rural Location

### 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.





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#### 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 3.32)

#### Services

Mains Electricity, Water and Private Drainage  
Council Tax Band F.

Central Heating Type - Oil

#### Agents Notes

Managing Agents - Tregear Estates Ltd

Expiry Date - Approx Year 3000

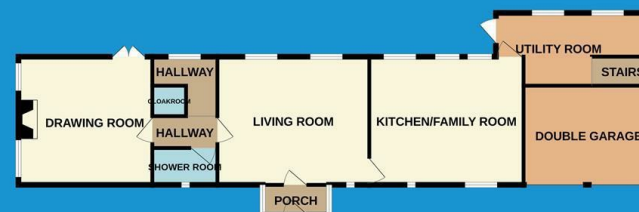
Current Ground Rent - £400 per year

Maintenance Charge - £35 per year

#### Energy Efficiency Rating

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

#### Ground Floor



#### First Floor





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