



The Cabin & Workshop
Treglasta | Launceston | Cornwall



Town • Country • Coast



Courtyard Garden

Tucked away in this quiet former farmstead location is this modern detached cabin sitting in a half an acre plot. It has a large modern block/render built workshop/garage with electric roller door, electric and water. The vendor has commissioned architectural drawings to complement the setting and to show potential opportunities subject to planning permission.

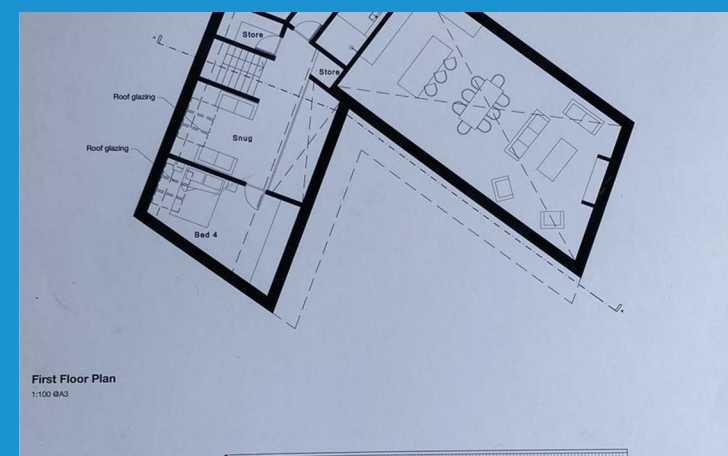
You enter the cabin from a useful side porch into the generous open plan sitting/dining/kitchen. The sitting area is in front of French doors overlooking the garden. The kitchen has a modern range of eye and base level units plus a breakfast bar. Off the sitting room is a built in cupboard with a central heating boiler and a door through to a well appointed shower room. The double bedroom is a very good size with plenty of room for furniture and front aspect windows. The property has the benefit of high speed broadband, LPG gas fired heating and hob, septic tank and borehole water supply.

The Cabin is approached from the shared lane onto the private driveway leading to a large parking area for several vehicles, adjoining the driveway the is the workshop/triple garage. The front garden is enclosed, southerly facing and level, this would provide for sufficient space to build a substantial property (plans attached) STP or providing for a blank canvas to create your own special garden. In addition to the main garden there is a tree lined entrance to the plot which would lend itself to a shepherds hut giving a potential income (STP). There is a pathway leading up to the upper level which is laid to lawn and gives outstanding views across the open countryside.

The Cabin presents a number of viable opportunities for someone to live as is or obtain planning permission to develop the plot further, with either the conversion of the workshop and/or the addition of a shepherds hut or use for rental opportunities all of which are subject to any necessary planning permissions.



Inside | Outside



Situation

The property can be found in a rural hamlet known as Treglasta in a cluster of older style properties. At the nearby Hallworthy there is a Public House. From here there is great access to the North Cornish Coast and wonderful beaches and seaside attractions including Bude, Tintagel and Boscastle. In Bude there are a wide range of facilities including Schooling and Supermarkets and a busy Town Centre with amenities. To the other side is Launceston which again has a wide range of facilities and the A30 provides great access to the rest of Cornwall and Devon.

Directions

The postcode to the property is PL15 8PY. From Launceston exit using the A30 towards Bodmin and exit at Kennards House. Follow the A395 and proceed through Pipers Pool and over Laneast Moor. As you approach Hallworthy turn left signposted Treglasta. Follow this road for 1.5 miles and turn left into Treglasta Farm. Proceed through the farmstead where the property will be seen ahead.

www.viewproperty.org.uk

sales@viewproperty.org.uk



Town • Country • Coast

Porch

Open Plan Kitchen/ Sitting/ Dining Room

21'4" x 15'7" (6.51m x 4.75m)

Store Room

6'5" x 2'9" (1.96m x 0.84m)

Bathroom

6'5" x 6'3" (1.96m x 1.92m)

Bedroom 1

15'7" x 9'11" (4.75m x 3.04m)

Garage

29'4" x 17'11" (8.95m x 5.47m)

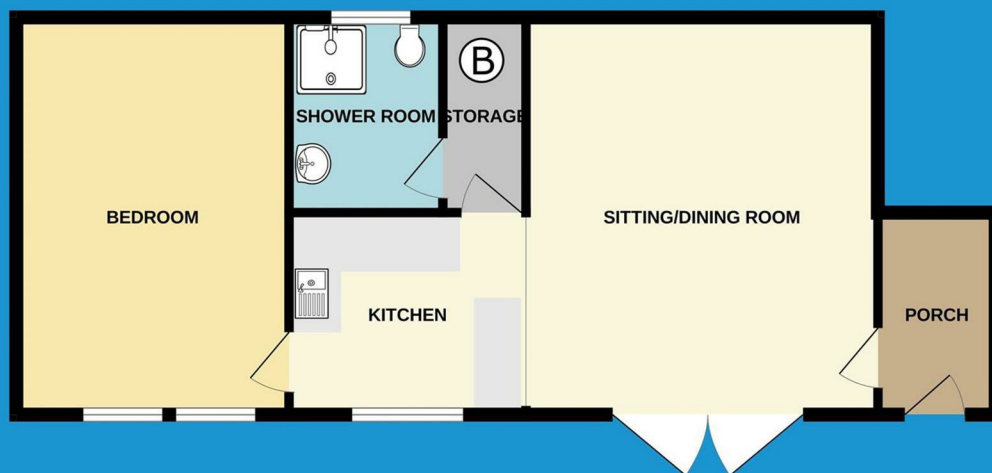
Services

Mains Electricity

Private Gas, Water and Drainage.

Propane Gas Central Heating.

Council Tax Band A



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.

01566 706706 | sales@viewproperty.org.uk

www.viewproperty.org.uk



Town • Country • Coast