





Tucked away in a quiet location, forming part of a select development of period properties is this extended stone barn conversion. Offering 2 double bedrooms both ensuite plus a fantastic garden room and refitted kitchen. Long lease with 968 years remaining Ground Rent fixed at £100 p.a. for the life of the lease. Offered for sale with no forward chain. Freehold purchase is possibly available as part of separate negotiation with lessor.

You step into a welcoming hallway with a staircase to the first floor and ground floor cloakroom. Leading off the hallway is a dual aspect sitting room centred around a fireplace housing a multi fuel wood burner. Also leading off the hallway is the stunning kitchen with a range of modern eye and base level units together with a variety of built in appliances. Adjoining the kitchen and the sitting room through french doors is a generous garden room extension with a vaulted ceiling, 3 velux windows and attractive exposed stone wall. This room offers flexibility as a dining room plus a comfortable place to enjoy the view over the private rear garden. All of the ground floor has been refitted with solid wood flooring throughout.

On the first floor are 2 double bedrooms, both ensuite. Both bedrooms enjoy views over the rear garden and both have the added benefit of mirror fronted floor to ceiling built in wardrobes.

Adjoining the rear of the barn is a large paved patio, perfect for outside dining. Beyond the patio are steps up to a detached summerhouse with a decked area perfect for somewhere to sit and relax. A pathway meanders through the garden, passing an area of lawn and some useful garden shed's. The garden has a range of mature trees and shrubs, creating colour and interest all year round. A short walk away from the property is a single garage and nearby communal parking. In front of the property is a well presented gravel area enjoyed and shared by the neighbouring barns creating a pleasant setting



- Charming 2 double bedroom stone barn conversion
- 2 double bedrooms (both ensuite with built in wardrobes)
- Well presented both inside and out
- Modern kitchen with integrated appliances
- Separate sitting room with a multi fuel wood burner
- Fantastic garden room extension to the rear

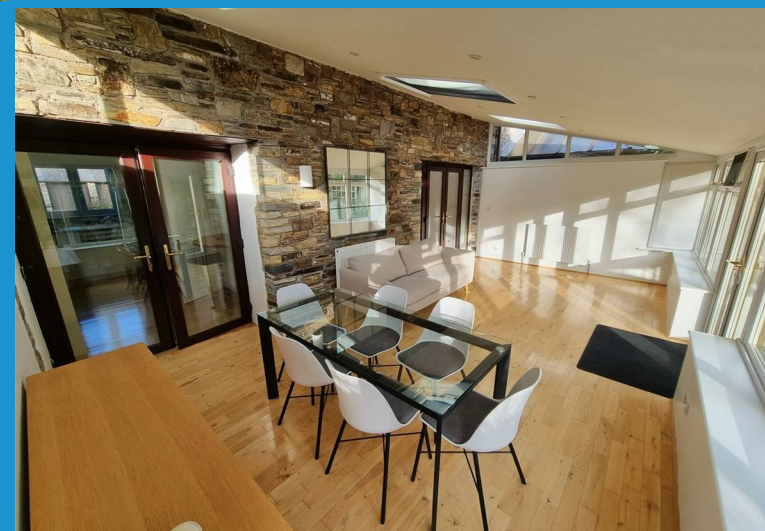
- Established rear garden with detached summer house
- Nearby single garage
- 968 years remaining on 999 year lease
- Fixed Ground rent of £100 p.a. for life of lease

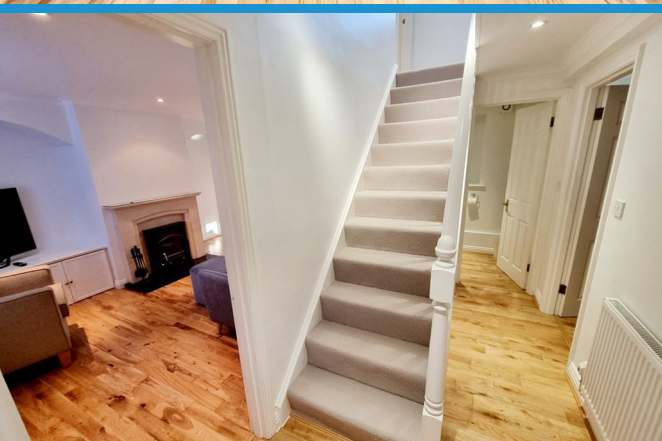
Situation

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 postcode to the property is PL15 8RE. What3words 'guard.coveted.scorecard' will take you directly to the property. Exit Launceston passing the Castle and through the traffic lights at Newport. Proceed up St Stephens Hill and turn left signposted Egloskerry. Follow this road for 3 miles and proceed into Egloskerry Village. Turn left after the Church and follow this road for a short distance and turn right signposted Badharlick. Follow this road through Badharlick and continue towards Tregeare. Baron Court will be seen on your left. Follow the driveway into the development passing through the courtyard where parking and garage will be seen to the rear,





Entrance Hallway

Kitchen

15'8" x 7'10" (4.80m x 2.39m)

Living Room

15'8" x 11'6" (4.80m x 3.51m)

Garden Room / Dining Room

22'0" x 11'3" (6.71m x 3.43m)

WC

First Floor

Bedroom 1

10'11" x 9'3" (3.35m x 2.82m)

Including Fitted Wardrobes

En-Suite

Bedroom 2

15'7" x 10'4" (4.75m x 3.15m)

Including The Dressing Room

En-suite

Garage

19'5" x 10'4" (5.92m x 3.15m)

Summer House

15'8" x 10'9" (4.78m x 3.28m)

Shed

6'11" x 5'10" (2.13m x 1.78m)

Services

Mains Electricity and Water.

Shared Private Drainage System.

LPG Fired Central Heating

Council Tax C

Agents Note

Some of the photos have been supplied by our vendor when it was furnished.

Agents Note

The property has a 999 year lease with 968 years remaining.

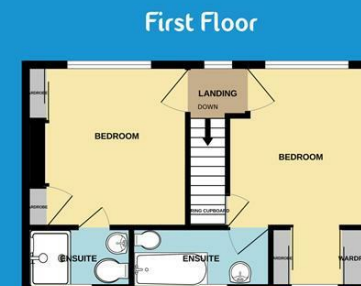
There is an annual ground rent charge - £100

There is also an annual maintenance charge £200

Agent Note

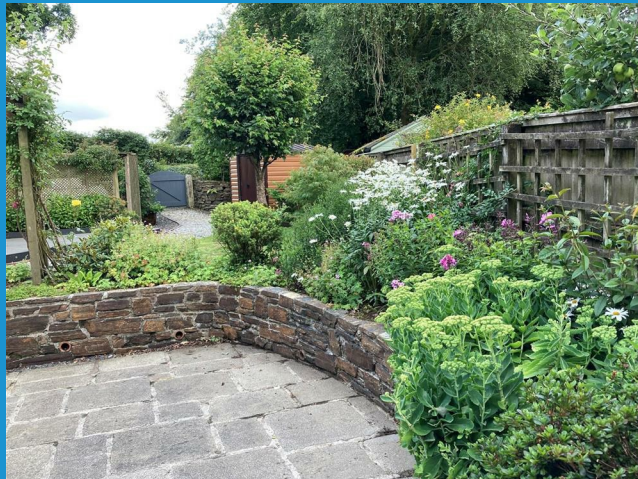
We have been informed there is a tree preservation on the development.

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
	62	74





Tregeare | Launceston



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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.