







A spacious three/four bedroom detached barn conversion set in a peaceful rural hamlet with a generous plot which includes gardens, an extensive gravelled driveway and numerous outbuildings including garage with inspection pit, workshop and sheds. This property would suit buyers looking for a tranquil setting with the property enjoying a lovely countryside outlook and country lane situation.

The property is accessed from the side, with the driveway pulling into a parking area with turning space and access to the outbuildings and gardens. A stable door leads into the property, with a hallway, utility room and a ground floor shower room with a WC. The hallway leads down into the kitchen and breakfast room which is a spacious open room with beamed ceilings and lovely countryside views.

A doorway leads into the living room which is a cosy main reception room with beamed ceilings and a stone fireplace with a wood burner. A door opens to a hallway, where there are the stairs to the first floor and a door into a home office or a potential fourth bedroom which has a fitted cupboard providing storage.

On the first floor, there are 3 spacious bedrooms with the far bedroom enjoying far reaching views. Two of the bedrooms are generous double rooms and feature fitted wardrobes. The first floor also features a family bathroom and useful airing cupboard.

The outbuildings are set to the side of the parking area with a garage, workshop, garden shed, additional shed and a greenhouse. There are raised lawned gardens at the side and rear of the property, alongside a fruit/vegetable bed. There is a partially enclosed patio area which could provide a base for an additional greenhouse or shed if required, with an open storage area opposite.





- Lovely Barn Conversion
- 3/4 Bedrooms
- Rural Hamlet

- Multiple Outbuildings
- Generous Garden
- Countryside Views

## Situation

Nearby Lewannick is some 1.5 miles away and is a desirable village with Public house, Parish Church, and very popular County Primary School and offers close proximity to the A30. Furthermore the village of Coads Green is some 2 miles away and has a great community spirit and also includes another popular Primary School.

About 6 miles away is Launceston an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline alongside Plymouth and Exeter. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

## Directions

The postal code for the property is PL15 7PN. Travelling from Launceston take the B3254 out to the cross roads at Congdon's Shop, turn right towards Bodmin and follow the road past Colin Park social club and take the next left turn signed Trenthorne. follow the road all the way down and around the sharp right hand bend. The property is located change to shortly on the right. WhatThreeWords: price.portable.recliner







### Entrance Hallway

### Utility Room

11'2" x 7'0" (3.41m x 2.15m)

### Shower Room

7'7" x 3'10" (2.33m x 1.17m)

### Kitchen / Breakfast Room

17'9" x 8'3" (5.42m x 2.53m)

### Living Room

17'6" x 11'0" (5.34m x 3.36m)

### Rear Hallway

### Home Office / Bedroom

12'7" x 11'5" (3.85m x 3.49m)

3.85m narrows to 3.18m

### First Floor

### Bedroom 1

13'5" x 12'11" (4.11m x 3.94m)

4.11m narrows to 3.38m

### Bedroom 2

13'1" x 12'11" (4.01m x 3.95m)

3.95m narrows to 3.36m

### Bedroom 3

9'5" x 8'0" (2.89m x 2.46m)

### Bathroom

9'6" x 6'3" (2.92m x 1.91m)

### Workshop

22'9" x 17'4" (6.95m x 5.30m)

### Top Shed

17'4" x 14'5" (5.30m x 4.40m)

### Bottom Shed

16'4" x 13'9" (5.00m x 4.20m)

### Pump Shed

9'0" x 7'8" (2.75m x 2.35m)

### Poly Tunnel

15'3" x 11'11" (4.65m x 3.65m)

### Services

Mains Electricity

Private Water and Drainage (water is via a well)

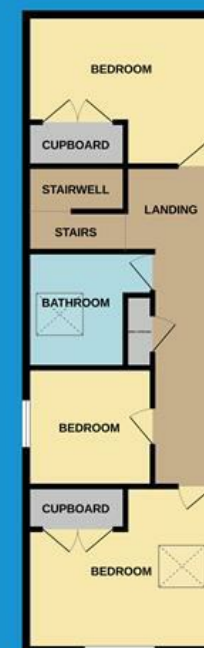
Central Heating Type - Oil

Council Tax Band D

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



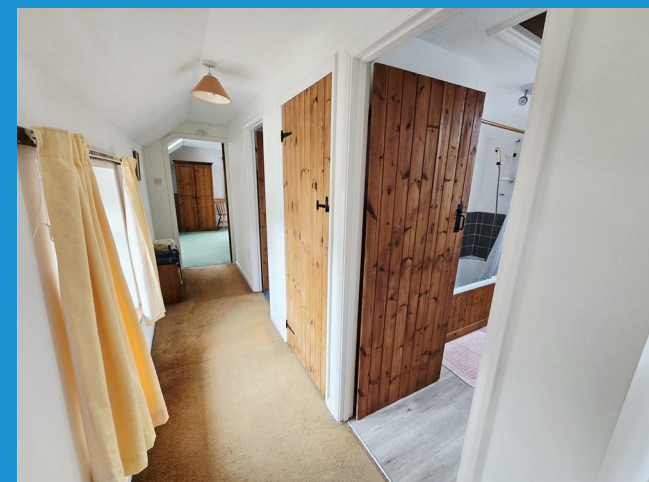
Town • Country • Coast







# Trenhorne | Congdons Shop | Launceston



Town • Country • Coast

01566 706706 • [sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)  
[www.viewproperty.org.uk](http://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.