



Town • Country • Coast



, Launceston

Asking Price £850,000



6



4



3









## Launceston

An attractive and substantial 6 bedroom barn conversion situated in a peaceful country lane setting with circa 2.5 acres of land and a range of barns offering potential subject to the necessary planning consent. The property features a wonderful sweeping driveway with a gated entrance, which runs alongside the property and arcs back into a courtyard area where there is parking and access to the property and the barns.

This grade 2 listed property is surrounded by lovely established gardens offering privacy alongside a paddock at the side, accessed via a wooden 5 bar gate in the gardens. The property itself offers generous and flexible accommodation with an abundance of character features including exposed stone walls and timbers. There is a sizable living room with numerous window openings and a feature fireplace with wood burner alongside an open-plan kitchen and dining room providing the ideal family space. On the first floor there are 2 en-suite bedrooms with the master bedroom also offering a dressing room and is a very impressive size being over 8 metres in length.

There is a detached barn situated across the courtyard from the property, which is partially two storey and partially single storey which offers great potential subject to planning and could make the ideal workshop. There is a additional single storey barn, currently with 5 garage doors at the front and again offers potential. The grounds are very interesting and varied, being mainly laid to lawn with numerous established shrubs and trees. The total plot is circa 2.5 acres and the paddock provides opportunities to those looking to keep animals.



### Entrance Hallway

**Living Room** 20'4" x 18'2" (6.22m x 5.56m)

**Snug** 11'5" x 6'2" (3.50m x 1.88m)

**Dining Room** 14'4" x 13'10" (4.37m x 4.22m)

**W/C**

**Kitchen/Breakfast Room** 27'4" x 13'10" (8.34m x 4.24m)

**Utility Room** 9'1" x 7'2" (2.77m x 2.20m)

**First Floor Landing**

**Master Bedroom Dressing Area**  
9'7" max x 9'4" (2.93m max x 2.85m)

**Master Bedroom En-Suite**  
11'6" max x 8'0" (3.51m max x 2.46m)

**Master Bedroom** 27'6" x 14'1" (8.39m x 4.31m)

**Bedroom 2** 21'9" max x 9'1" (6.65m max x 2.77m)



## Directions



<b>En-Suite</b>	8'3" x 6'2" (2.54m x 1.90m)
<b>Bedroom 3</b>	14'10" x 9'6" (4.54m x 2.91m)
<b>Bedroom 4</b>	12'11" x 8'8" (3.95m x 2.65m)
<b>Bathroom</b>	10'4" x max x 9'1" max (3.17m x max x 2.77m max)
<b>Second Floor Landing</b>	
<b>Bedroom 5</b>	14'8" x 12'5" (4.48m x 3.81m)
<b>Bedroom 6</b>	14'1" x 7'0" max (4.31m x 2.15m max)
<b>Bathroom</b>	7'9" x 6'8" (2.38m x 2.05m)
<b>Services</b>	





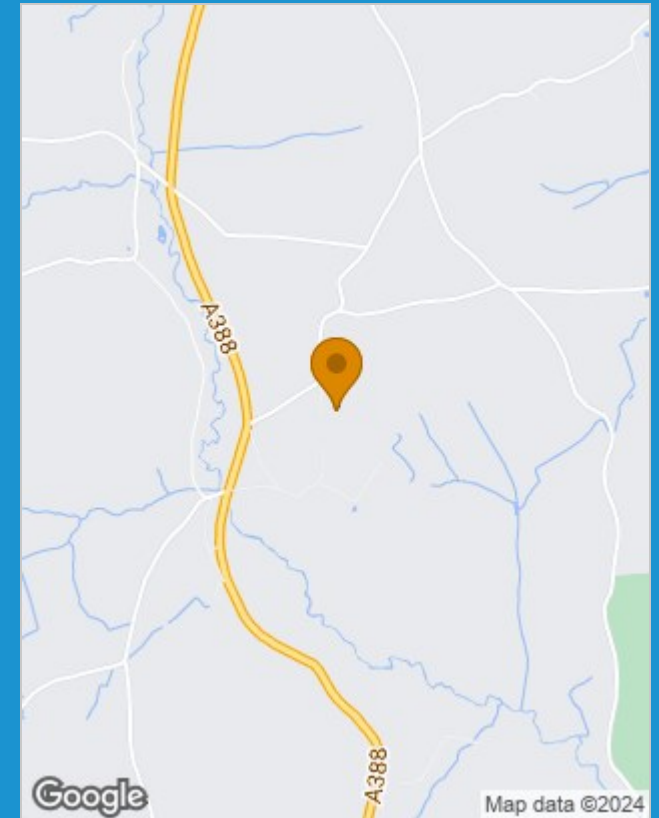




## Floor Plans



## Location Map



## Energy Performance Graph

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	

## Viewing

Please contact our View Property Launceston Office on 01566 706706 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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