





A wonderful lifestyle property offering a "low impact living" opportunity!

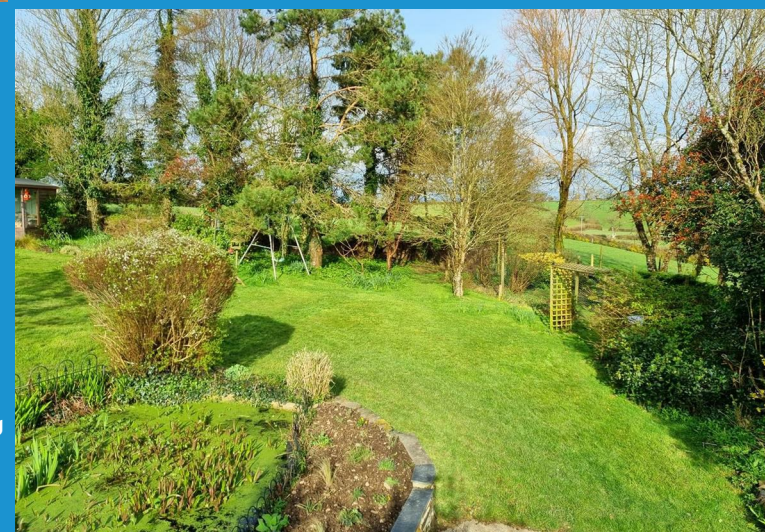
You enter the property in an open fronted porch with a pantry and utility/WC. A door opens into the dual aspect kitchen/dining room with vaulted ceiling, slate flagstone floor and french doors opening out to the gardens. To one side is a Stanley wood burning range for optional cooking and central heating. There is also an LPG cooker. There are bespoke pine units with slate work surfaces and butler sink. Off the kitchen is an L shaped hallway with arrow slit windows and a main front entrance door, you pass 2 double bedrooms both sharing a family bathroom with a matching suite including a separate shower enclosure.

The sitting room is a generous size room with a vaulted ceiling, exposed wooden beams reclaimed timber flooring and a clear view wood burner. From all the windows a great view is enjoyed over the gardens. A further door takes you into the rear aspect porch.

Adjoining the barn is a plant room with a wood pellet central heating boiler, solar thermal system and filters for the bore hole water supply. Opposite The Shippon is a further detached barn known as The Parlour which has been converted to be used as an office space. However, subject to planning permission there is scope to create an annex. Currently there is an office space, kitchen, 2 further rooms and an ensuite shower room occasionally used for family members visiting.

The barns are set within wonderful established gardens with a large lawn plus various specimen trees and shrubs, an ornamental fish pond and summerhouse. There are a range of outbuilding's including a double garage and open fronted barn. Our vendors who have created an orchard, productive vegetable patch with polytunnel, and a greenhouse with power connected.

Beyond here is a further woodland area with three naturally fed ponds and summerhouse. Pretty woodland walks lead down to the River Kensey and lively weir which attracts regular sightings of wildlife.



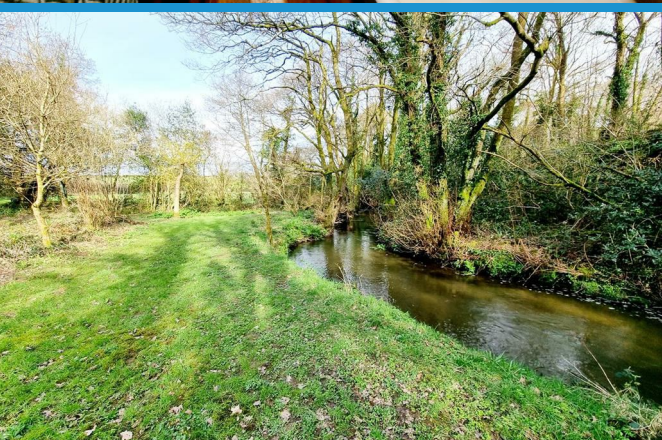
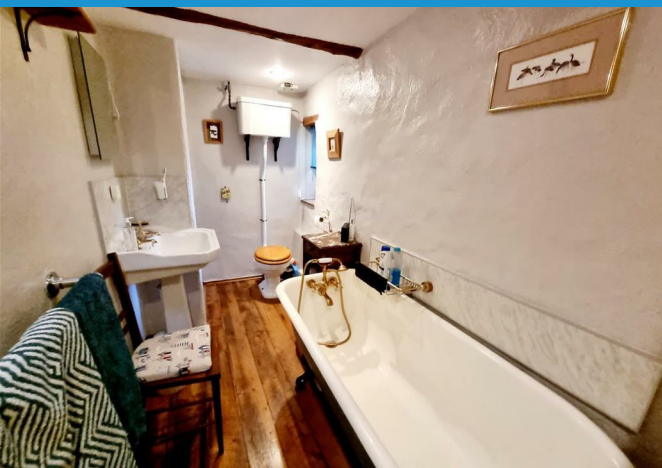
- Detached converted barn in semi rural location
- 2 double bedrooms (scope to create 4 STP)
- Various character features throughout
- Second barn currently with PP for business use
- Further land adjoining fields and the River Kensey Low impact lifestyle opportunity
- Various outbuilding's including a double garage
- Large garden attracting wildlife

### Situation

Lanzion is a former Farmstead with a collection of period barns, farmhouse and bungalow enjoying a peaceful situation. Lanzion is almost mid way between the villages of Egloskerry & Tresmeer located approximately 8 miles from the market town of Launceston. There is a Primary School in Egloskerry with a further range of other amenities in Launceston including supermarkets, a range of schools and a thriving town centre. The property also offers good access to the North Cornish coastline with its stunning panoramæ and lush beaches.

### Directions

The postcode for the property is PL15 8RZ. What Three Words 'Breakaway.Scarf.Waffle' will take you to the property. Leaving Launceston via St Stephens Hill and at the top of the hill turn left turning to Egloskerry. Follow the road as it leads into the village of Egloskerry. Drive out the village and after approx 2 miles turn left sign posted Lanzion. Follow this private lane into the collect of properties and bear left. Proceed through the 5 bar gate and the property will be seen on your right.



**Covered Porch**  
12'4" x 9'5" (3.76m x 2.89m)

**Utility / WC**  
4'5" x 9'2" (1.36m x 2.80m)

**Pantry**  
4'4" x 2'9" (1.34m x 0.84m)

**Kitchen / Dining Room**  
14'3" x 14'0" (4.35m x 4.27m)

**Living Room**  
20'2" x 15'2" (6.17m x 4.64m)

**Porch**  
6'11" x 6'0" (2.13m x 1.84m)

**Bedroom 1**  
15'1" x 10'3" (4.62m x 3.14m)

**Bedroom 2**  
12'10" x 8'5" (3.93m x 2.57m)

**Bathroom**  
10'3" x 4'9" (3.14m x 1.46m)

**Plant Room**  
13'10" x 8'0" (4.22m x 2.46m)

**Double Garage**  
17'10" x 16'8" (5.45m x 5.09m)

**Parlour**

**Office**  
13'2" x 9'3" (4.02m x 2.84m)

**Kitchen**  
8'8" x 7'10" (2.66m x 2.39m)

**Room 1**  
14'3" max x 9'10" (4.35m max x 3.00m)

**Room 2**  
9'8" x 8'1" (2.97m x 2.47m)

**En-suite**  
5'5" x 4'9" (1.67m x 1.46m)

**Services**

Mains Electricity.  
Private Water and Drainage.  
There is a shared sewage treatment plant with the neighbour.  
Council Tax Band D

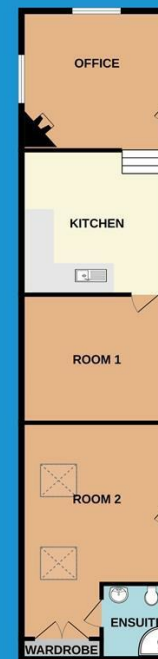
**Eco Credentials**

The Shippon. 25KW wood pellet for central heating and hot water, solar thermal hot water system, 4KW PV system and rainwater harvesting system feeding the duck pond, green house and polytunnel.

The Parlour. 11KW wood pellet stove for both heating and hot water. Separate solar thermal system.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

The Parlour



The Shippon



Town • Country • Coast



# Egloskerry | Launceston



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