

Lynher Barn

Altarnun, Launceston, Cornwall



Jackson-Stops
& Staff



People **Property** Places



A delightful barn conversion with generous and well fitted accommodation and a delightful garden.

Guide Price £440,000

Features

- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- 4 Bedrooms
- 2 En-Suites
- Family Bathroom
- Utility Room
- Boiler Room
- Gardens at the Rear

Distances

- Launceston 8.4 miles
 - Plymouth 26.6 miles
 - Exeter 48.7 miles
 - Truro 39.7 miles
- (Distances approximately)

The Property

Originally converted in 2006 and enhanced by the current owner 5 years ago. The property enjoys oak doors with double glazed windows throughout. On the ground floor there are oak floors. The kitchen was remodelled 5 years ago and the appliances include a Bosch double oven and 5 ring hob. There is also a wine cooler, dishwasher and extractor hood as well as space for a fridge/freezer. The sitting room is a delightful space with access via a stable door to the front garden and via French doors to the rear garden. The current owners have also fitted a contemporary wood-burner. On the first floor two of the bedrooms have en-suite shower rooms. There are two further bedrooms and a bathroom. From the landing French doors lead down to the rear garden via granite steps.

The Location

Tredaule is in a hamlet close to the attractive village of Altarnun. The village of Altarnun has been romanticized by being the fictitious home of the vicar in Daphne du Maurier's "Jamaica Inn". In real life it remains a rarity – an unspoilt Cornish village with church, known as the Cathedral of the moors, and a post office. More varied shopping is to be had at Launceston with extensive facilities and air/rail communications at Exeter and Plymouth, both just over an hour's drive. There is a local school and surgery at Lewannick with a variety of schools at Launceston and Tavistock, including St Joseph's, Launceston College, St Michael's, Mount House and Kelly College. The Penpont Water rises on Bodmin Moor at Bowthick and fine walks can be had on its bank – it flows into the Inny at Two Bridges, which in turn joins the Tamar. Excellent riding is to be had over the vast expanses of Bodmin Moor and within half an hour's drive are the coves, sandy beaches and cliff walks of north Cornwall and Devon.





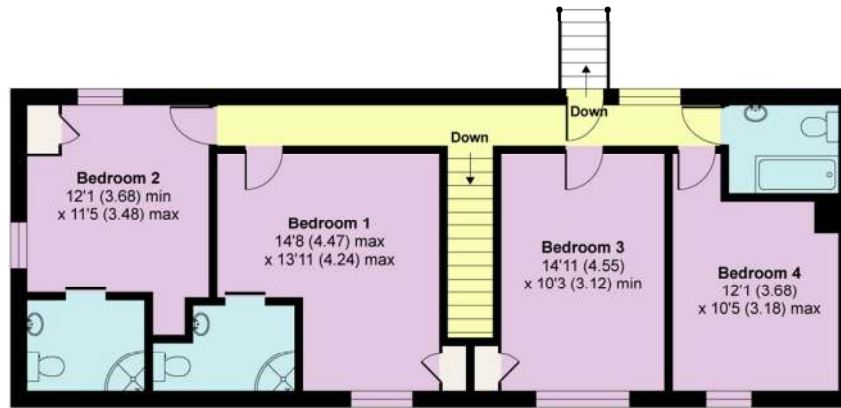
Outside

There are 3 parking spaces in front of the property and there is a utility room adjacent to the property with a range of units. This facility includes space for a washing machine and houses the oil-fired boiler. To the rear is a highly attractive rear garden surrounded by borders with an array of mature shrubs including an Echium. There is a terrace to the rear of the sitting room and two timber sheds, a greenhouse and vegetable garden complete the property. The garden affords marvelous views over the surrounding countryside.

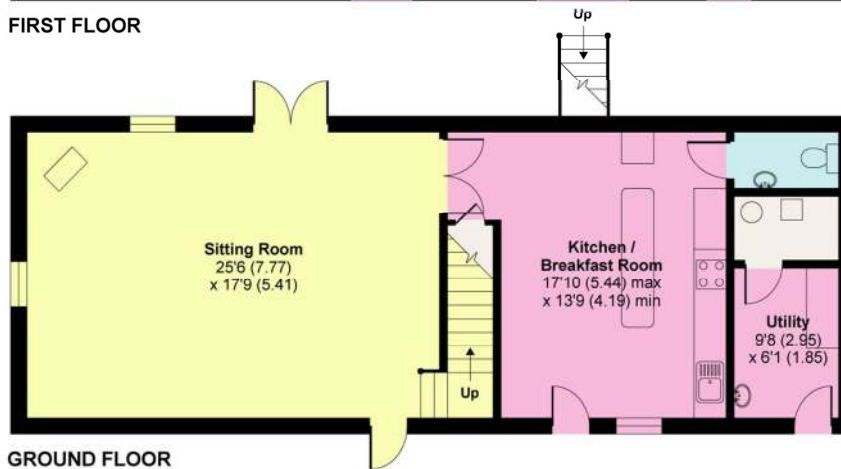


Lynher Barn, Tredaule Manor Farm, Altarnun, Launceston

APPROX. GROSS INTERNAL FLOOR AREA 1800 SQ FT 167.2 SQ METRES (INCLUDES UTILITY)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Property Information

Postcode: PL15 7RW

Council Tax Band: D

Services: Mains water and electricity. Oil-fired central heating. Private drainage.

Fixtures and fittings: Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

Local Authority: Cornwall Council, Truro, TR1 3AY Telephone 0300 1234100

Viewing: By appointment with Jackson-Stops & Staff's Truro office: 01872 261160



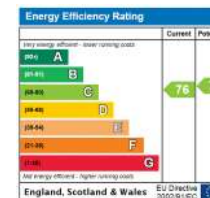
Directions

Travel on the A30 towards Launceston. At Trewint/Five Lanes exit left for Altarnun. Continue past the Altarnun junction. In Five Lanes turn left for Tredaule. At the bottom of the hill turn right and Lynher Barn will be found on the left hand side.



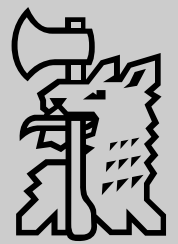
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