

Truscott Barn,

KIVELLS

Truscott, Launceston, Cornwall, PL15 8LA

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REF: LA00004196

Truscott Barn,

Truscott, Launceston, Cornwall,
PL15 8LA

FREEHOLD

Cornwall / Devon Border

- Beside the gorgeous Kensey Valley
- Beautiful barn conversion at the heart of favoured hamlet
- Facing south-east with mature level gardens
- Charismatic two reception / three bedroom accommodation with unique, detached garden room
- Adjoining garaging and private off road parking
- Well fitted and finished throughout
- Bio-mass boiler central heating system

Launceston 3 miles

North Cornish Coast 16 miles

Plymouth 30 miles

Exeter 45 miles



KIVELLS

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SITUATION

Truscott is a quaint hamlet, nestled on the edge of the Kensey River Valley. The hamlet is surrounded by rolling farmland and quiet country lanes, ideally suited for walking.

Close by, 1.5 miles, is the St Stephens area of Launceston, with St Stephens primary Academy, St Josephs Independent School and the towns' 18 hole members golf course.

The social, commercial and shopping facilities of Launceston Town Centre are approximately 3 miles distance, with a range of local and high street shops. The town sits astride the A30 dual carriageway, which provides a good balance of travel between Cornwall and Devon.

To the south, approximately 30 miles is the coastal city of Plymouth, with access to Continental Ferry Port and mainline railway station. To the east, 45 miles, is the cathedral city of Exeter, with mainline railway station, link to M5 motorway and international airport.

In all directions from Truscott there is scenery of Outstanding Natural Beauty. To the east, the wild open spaces of Dartmoor National Park, running south towards Plymouth are the hidden treasures of the Tamar Valley steeped in 18th century mining history and renowned for salmon fishing. To the west is Bodmin Moor ideal for walking and riding and to the north the rugged North Cornish and North Devon coastlines with surfing beaches and quaint former fishing villages

DESCRIPTION

Truscott barn is a fantastic three bedroom barn conversion with a great amount of charm and character, located in the heart of the hamlet. The property comprises a spacious sitting room, kitchen separate dining room, utility room, three bedrooms, bathroom and a garage. In the rear garden is a superb stone built garden room, enhancing the amenity of the lovely garden.

The property has been maintained to a high standard and has hardwood framed double glazing and a biomass boiler for central heating and hot water. The Renewable Heat Incentive for the biomass boiler has five years remaining, further information about this can be provided upon request.

ACCOMMODATION

HALLWAY

Wide reception hallway with slate floor and exposed beam ceiling. Half glazed entrance door.

DINING ROOM

Bright and airing reception room with exposed ceiling beams and Oak hardwood flooring. LPG flue-less stove. Windows overlooking the front garden.

WC

Low level WC and sink with vanity unit. Window to rear.

SITTING ROOM

Spacious, dual aspect primary reception room with exposed ceiling beams, oak flooring and granite stone fireplace with log burner. Television and telephone points. Door to rear garden. Staircase to first floor. Storage cupboard containing electricity meter and consumer unit.

KITCHEN

Dual aspect, farmhouse style kitchen with matching wall and base units. Integral dishwasher and space for cooker with extractor hood over. Built in double Belfast sink with mixer tap. Larder cupboard. Doorway to utility room.

UTILITY ROOM/BOOT ROOM

Work surface and wall units to one side, under space for washing machine, tumble drier, fridge and freezer. Door to rear garden and garage.

GARAGE

Single garage. Wooden double doors. Biomass boiler.

FIRST FLOOR

Landing with window to rear and loft access hatch.

MASTER BEDROOM

Windows to the front plus velux roof light. Built in wardrobes.

ENSUITE

Low level WC and pedestal sink. Heated towel rail.

SHOWER ROOM

Fully tiled with glazed enclosure. Extractor fan and heated towel rail.

BEDROOM THREE

Window to front garden.

BEDROOM TWO

Double bedroom with built in wardrobes. Window to front garden.

BATHROOM

Fully tiled family bathroom with matching suite of p-bath with shower over and glazed shower screen. Wash hand basin set in vanity unit with low level WC. Mirror and shaver point. Airing cupboard with shelving and hot water cylinder.

OUTSIDE

Accessed by a gravel driveway, shared with the two neighbouring properties. There is space to park two/three vehicles by the garage with a generous turning area.

At the front of the property is a pretty level, walled garden, laid to lawn and bordered by a range of mature shrubs, bushes and flowering trees.

To the rear is a fantastic suntrap garden, taking in the afternoon and evening sun, maintained to a high standard. The garden comprises



two level areas of lawn, with a central path and patio in front of the garden room, know as “The Piggery”.

The garden is planted with a wide variety of mature shrubs, bushes, tree and climbing plants. At the end of the garden is a vegetable garden with raised beds with a metal garden shed, wooden shed and greenhouse.

THE PIGGERY

A unique garden room with natural slate roof and slate hung gable. Double glazed doors and windows to the side on the front elevation. Slate flooring with electric underfloor heating.

SERVICES

Mains electricity and water supply, drainage via private disposal. Biomass boiler for central heating and hot water.

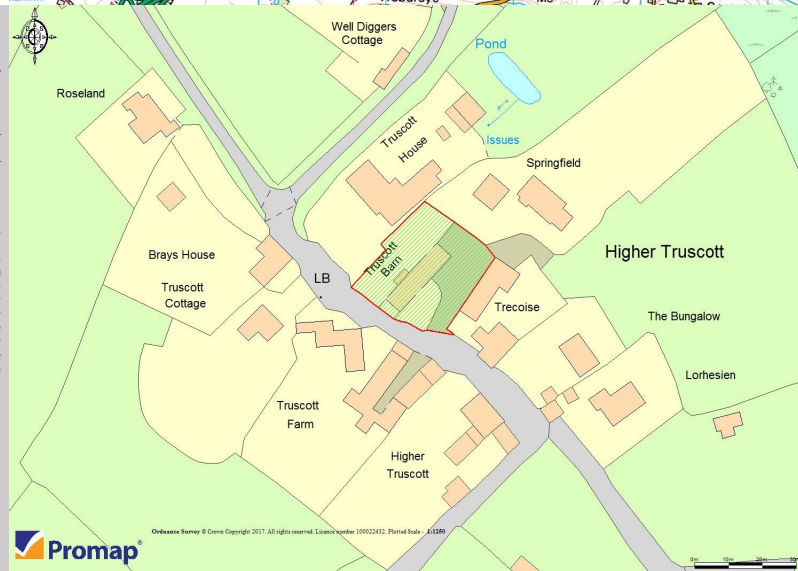
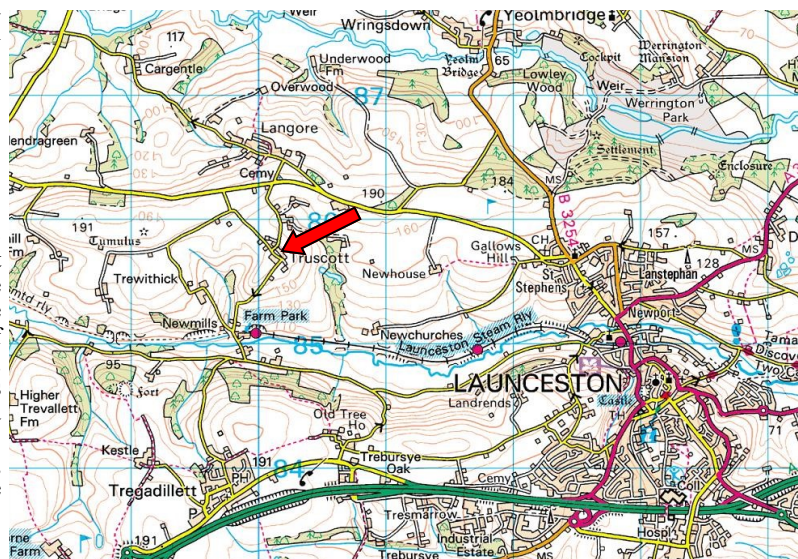
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DIRECTIONS

From Launceston town centre, take the A388 down the hill following the signs for Newport Industrial Estate and Bude. Upon reaching the mini roundabout at The White Horse Inn, take the second exit up St Stephens Hill. At the top of the hill, turn left opposite St Stephens Church, following the signs for Egloskerry. Follow this road, for approximately 1.5 miles. Turn left at a cross roads, following the sign for Truscott. Proceed for 0.5 miles. Upon entering the hamlet, the road bends left and Truscott Barn is the second property on the left.

Maps not to scale, for identification purposes only.



VIEWINGS

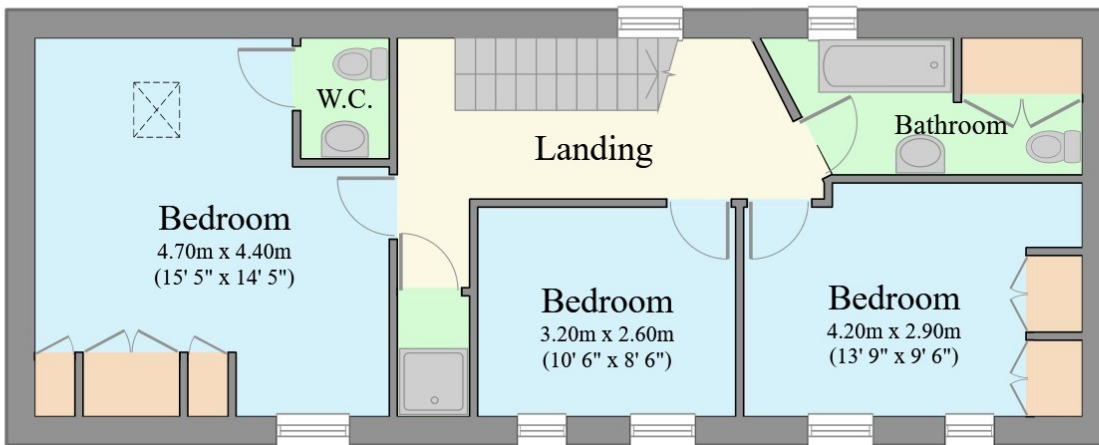
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FLOOR PLAN

(Floor plan for identification purposes only, not to scale)







THE FIGGERY

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