

The Round House

STAGS

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Trekenner, Launceston, Cornwall, PL15 9PJ

Launceston 5 miles - Callington 6.6 miles - Plymouth 21.1 miles

A converted Cornish barn and round house with a versatile layout and adjoining land comprising areas of pasture and mixed broadleaf woodland

- Various Range of Outbuildings
- Rural Yet Accessible
- 3 Double Bedrooms
- Detached Car Port
- Tenure: Freehold
- Adjoining Land and Woodland
- Summerhouse and Pond
- Private Solar Array
- Versatile Layout
- Council Tax Band: D

Guide Price £725,000

SITUATION

The property is situated on the outskirts of the rural hamlet of Trekenner, which benefits from a primary school. The Cornish farm shop and kitchen, Tre, Pol & Pen, is located within a mile of the property and can be reached on foot via a public footpath. The well-regarded public house, The Springer Spaniel, along with a local bus service, is situated half a mile away in the neighbouring village of Treburley. Launceston is 5 miles away, with a comprehensive range of amenities including a 24-hr supermarket, leisure centre and an 18-hole golf course. There is also access to the A30 trunk road linking the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station and an international airport. 21 miles to the south is the city port of Plymouth with its deep water marina, regular ferry crossing serving northern France and Spain.

DESCRIPTION

A former Cornish barn and round house understood to date from the 16th century, thoughtfully converted and extended to residential use in 2015 using block and stone beneath a slate roof. The interiors cherish a wealth of period features including exposed timber beams, thick stone walls, and gracefully vaulted spaces that speak to the building's agricultural origins. More modern conveniences, such as wooden double-glazed windows, underfloor heating, and a privately owned 10kW private solar array ensure comfort and efficiency while preserving the integrity of this barn.







ACCOMMODATION

The accommodation is presented in excellent decorative order throughout, having been a much-loved home of the current owners for a number of years. The kitchen forms the heart of the property, offering a welcoming rustic atmosphere with exposed wooden beams and a traditional Aga converted to electric with an induction hob. There is a staircase leading to a versatile mezzanine area, ideal as a home office, hobby space, or additional seating area.

The well-planned layout allows for convenient single-storey living, with three generous double bedrooms and two tastefully appointed family bathrooms situated on the ground floor. Each room benefits from a bright and comfortable feel, combining period charm with modern comfort. The distinctive round house adds a unique architectural feature, with a first floor sitting room complete with a wood-burning stove and Velux windows.

OUTSIDE

The property is approached via a private no-through track, offering a wonderful sense of seclusion and privacy. A gated driveway provides ample off-road parking and leads to a timber-framed car port, complete with power, lighting, and a tiled roof fitted with solar panels. Additional panels are discreetly positioned on the southerly aspect of the barn, maximising energy efficiency. Beyond the main house lies a charming 'hidden' vegetable garden, accessed through a gated entrance, together with formal lawns that flow directly from the property and provide an ideal setting for outdoor entertaining. A pathway leads to a timber stable block with tack room, set on a concrete base, which has previously served the owners' equestrian needs and more recently provided useful storage. The surrounding land forms a truly idyllic setting throughout the seasons, thoughtfully planted with a mixed broadleaf woodland. At its heart, a picturesque summer house overlooks a pond, creating a perfect retreat. The land extends to approximately 6.73 acres in all providing versatile use, including grazing for horses or a wonderful space for families to enjoy private woodland walks through their very own piece of the Cornish countryside.

SERVICES AND ADDITIONAL INFORMATION

Mains electricity. Private water via bore hole. Private drainage via septic tank. Oil fired central heating (underfloor in kitchen) via external boiler installed in Nov '24. Privately owned 10KW solar panel array with battery storage. The property is approached via a right of way over the track owned by the neighbouring farm. At the rear of the property is an adjoining outbuilding which is owned by the neighbour, yet has a covenant restricting it from being used for residential purposes. Broadband availability: Standard ADSL, Mobile signal coverage: voice and data available (Ofcom).
Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com - ///palms.calm.dupe



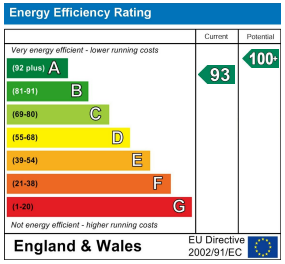




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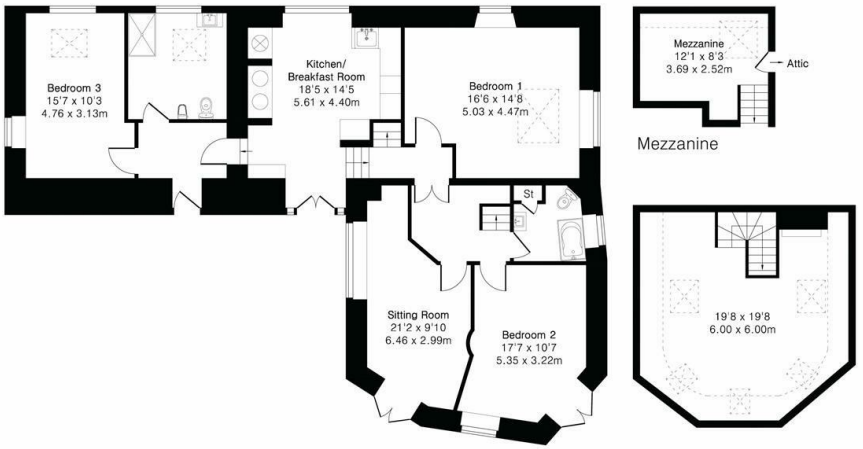
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Approximate Gross Internal Area 1697 sq ft - 157 sq m

Ground Floor Area 1230 sq ft – 114 sq m

First Floor Area 357 sq ft – 33 sq m

Mezzanine Area 110 sq ft – 10 sq m



For Identification only – Not to scale

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

