

Langstone Court

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Coads Green, Launceston, PL15 7LY

Lewannick (A30) 2.6 miles - Launceston 6.5 miles - Plymouth 21.3 miles

A detached barn conversion with large driveway, garage and enclosed rear garden

- Detached Barn Conversion
- Detached Garage
- Covered Garden Area
- 3 Double Bedrooms
- Tenure: Freehold
- Open Plan Kitchen/Diner
- Enclosed Rear Garden
- Ample Off Road Parking
- 4th Bedroom / Study
- Council Tax Band: E

Guide Price £395,000

SITUATION

The property is positioned in a semi-rural location on the edge of Coads Green, a popular Cornish village with its primary school, Chapel and village hall. The villages of North Hill and Lewannick are within 3 miles of the property, where Lewannick has a full range of services including a general store/post office, public house, primary school, village hall and access to the A30. The former market town of Launceston is approximately 7 miles away with an excellent range of shopping facilities including supermarkets, M&S Food Hall, restaurants together with doctors' surgery, dentists' and vets. There is also a leisure centre and numerous sporting clubs together with two 18-hole golf courses.

DESCRIPTION

A spacious and well proportioned barn conversion constructed of stone under a slate roof, with double glazed uPVC windows throughout. With a private and enclosed rear lawn overlooking the neighbouring pastureland, ample parking and a detached garage, the property would ideally suit families and couples alike looking for semi-rural West Country living.







ACCOMMODATION

The accommodation is presented in good decorative order throughout, with well proportioned rooms and a versatile layout with a ground floor en-suite bedroom/study depending on personal needs. The open plan kitchen/diner has ample space to one side with a spacious fitted kitchen, with a range of base and wall mounted units, tiled splashbacks, tiled floor and feature wooden beams. There is ample space and plumbing for various white goods, a wall mounted extractor fan and space for a Rangemaster style cooker (available by separate negotiation). The ground floor hallway has built in storage and a door to the covered seating area at the rear. The property showcases beautiful slate floors which continue through to the sitting room which features a prominent stone built open fireplace. There is a ground floor bedroom/study with en-suite shower room and separate access via a rear door.

The first floor presents 3 spacious double bedrooms and a large landing with airing cupboard. Bedrooms 1 and 2 have built in storage, with a balcony off of bedroom 1 enjoying a private outlook over the rear lawn and neighbouring pasture field. All 3 bedrooms are serviced by the part tiled family bathroom which has a bath and electric shower over, WC and wash hand basin.

OUTSIDE

The property is approached via a gated driveway, with large areas of hardstanding allowing ample space for off road parking, including larger vehicles such as a trailer or campervan. The rear garden can be accessed via both sides of the property to a generous lawned garden, offering a private and non-overlooked space. There is a slate covered lean to at the rear, with a slate paved patio currently used as a covered hot tub area. The garden is bounded at two sides with mature hedging and trees, overlooking the neighbouring pastureland at rear often grazed by sheep during the summer months. There is a detached garage with power and light connected, along with 2 addition garden sheds, one with power connected.

SERVICES & ADDITIONAL INFORMATION

Mains electricity and water, Private drainage via septic tank. Night storage heaters and open fire. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. There is planning permission within the vicinity of the property, for further information please visit the Cornwall Council Planning Portal or contact the Stags Launceston Office. The property is sold subject to all local authority charges.

VIEWINGS

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

DIRECTIONS

From Launceston proceed along Western Road and at Pennygillam roundabout take the B3254 signposted Liskeard and South Petherwin. Proceed on this road until reaching the crossroads at Congdons Shop and turn left. Continue for approximately 1 mile into Coads Green where you will find the property on your left hand side, identifiable by a Stags For Sale board.

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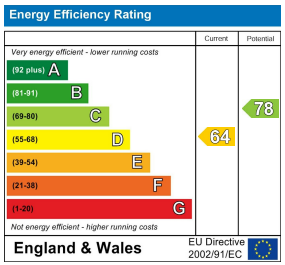






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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