

STAGS

Barn Court

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Trewen, Launceston, Cornwall, PL15 8QF

Launceston 5.8 miles - North Cornish Coast 13 miles - Wadebridge 22.2 miles

A impressive and substantial barn conversion overlooking expansive lawned gardens in a rural Cornish hamlet

- Substantial Barn Conversion
- Vaulted Open Plan Living
- Peaceful Hamlet Location
- Detached Outbuilding
- Tenure: Freehold
- Beautiful Character Features
- Well Proportioned Accommodation
- Generous Lawned Gardens
- Private Driveway with Ample Parking
- Council Tax Band: F

Guide Price £795,000

SITUATION

The property is positioned within Trewen, a charming rural hamlet and civil parish in East Cornwall, nestled within the picturesque River Inny Valley on the eastern edge of Bodmin Moor. Situated approximately five miles west of Launceston, it enjoys a peaceful countryside setting while remaining conveniently accessible to local amenities and services. Surrounded by the neighbouring parishes of Egloskerry, St Thomas-by-Launceston, South Petherwin, Altarnun and Laneast, Trewen offers a tranquil environment characterised by rolling countryside, scenic landscapes and a strong sense of community. The parish falls within the Launceston registration district and provides an ideal base from which to explore the natural beauty and heritage of Cornwall. Launceston itself has a comprehensive range of shopping educational and leisure facilities along with access to the A30 which links the Cathedral Cities of Truro and Exeter.

DESCRIPTION

A well proportioned and spacious barn conversion offering a versatile layout and showcasing a wealth of character features. Set in a rural Cornish hamlet with extensive lawned gardens, the property would ideally suit both families and couples alike with the added benefit of a detached outbuilding, offering further potential for a number of uses, subject to gaining the necessary consents. Understood to originally date back to the mid-late 19th Century, the barn was converted in approximately 1987 the property is predominantly built of stone and brick, under a natural slate roof. In 2003, the garage was converted in a similar style to offer further accommodation on the first floor.







ACCOMMODATION

The accommodation is presented in excellent decorative order throughout and offers a wonderful blend of character and practicality, with well-proportioned rooms and a striking vaulted open-plan living space at its heart. Arranged in an inverted configuration to make the most of the elevated living accommodation, the property provides a flexible layout with the potential for bedrooms, home offices or hobby rooms on both floors. An internal staircase, featuring a timber and chrome balustrade, rises to the first floor where the impressive open-plan kitchen/living room is bathed in natural light. The kitchen is fitted with an extensive range of wall and base units, complemented by a central island providing both storage and informal seating. There is space for a range-style cooker, dishwasher and additional white goods. Rich in character, the room enjoys vaulted ceilings, exposed A-frame timbers, timber flooring and a centrally positioned wood-burning stove, creating an exceptional space for everyday living and entertaining alike. The adjoining dining room is a particularly appealing reception space, centered around an impressive exposed timber beam and enhanced by timber flooring, a wood-burning stove and double doors opening to either side, creating a seamless connection with the outside. The first floor also accommodates the principal bedroom, which benefits from extensive built-in storage, together with a further bedroom or study, useful hallway storage and a family bathroom.

On the ground floor are three further bedrooms, two of which benefit from fitted wardrobes. These are served by a well-appointed wet/shower room with tiled walls and an illuminated wall-mounted mirror. A useful utility room provides additional worktop space, a sink, plumbing and space for appliances, whilst also housing the oil-fired central heating boiler. Internal access is provided to the generous integral garage. A separate cloakroom completes the ground floor accommodation.

OUTSIDE

The property is situated at the end of a lane, through a gated access to a sweeping gravel driveway which provides an attractive approach to the property. The driveway offers ample parking and turning space for a number of vehicles. A particular feature of the property is the substantial detached workshop, of block-built construction with power, lighting and a concrete floor. Equipped with timber doors that open outwards and separate pedestrian access, the building offers excellent versatility and could comfortably accommodate garden machinery and/or vehicles. Equally, it lends itself to a variety of alternative uses with mains water connected externally, including a workshop, studio, home office, gym or games room, subject to individual requirements.

The grounds are predominantly situated to the front of the property and comprise a generous space mainly laid to lawn, bordered by mature natural boundaries and specimen deciduous trees. To the rear, the garden provides a more sheltered and private setting, with a paved terrace ideal for outdoor dining and entertaining. Beyond are a number of well-stocked raised beds planted with a variety of shrubs, flowering perennials and seasonal interest, creating an attractive and easily managed garden environment.

SERVICES

Mains electricity and water. Private drainage via septic tank. Oil fired central heating and wood burning stoves. Broadband availability: standard. Vendor currently uses Starlink (speed test run at 212mbps download and 30mbps upload). Mobile signal: 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 vendors' appointed agents, Stags.

DIRECTIONS

From Launceston, head west on the A30 in the direction of Bodmin. After approximately 2 miles take the exit signposted A395 - North Cornwall and Camelford. Proceed over the A30 towards Camelford and Wadebridge along the A395 for approximately 2 miles, passing Trethorne Leisure Farm and heading into the hamlet of Piper's Pool. At the centre of Pipers Pool, turn left onto an unnamed road and continue into the centre of Trewen. At the T-junction, follow the road slightly to the right and turn left, into a private driveway before the Church. Bear left into the gated driveway to the property.

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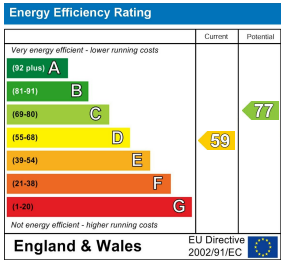






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Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999

