



The Coach House



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St. Stephens, Launceston, Cornwall, PL15 8FF

Town Centre 1.3 miles - North Cornish Coast 18 miles -
Plymouth 27 miles

A stylish and spacious 4 bedroom barn conversion with ample off road parking and an enclosed rear garden

- 4 Double Bedrooms
- Ample Off Road Parking
- Stone Outbuilding
- Tenure: Freehold
- Stylish Kitchen/Breakfast Room
- Character Features
- Enclosed Rear Lawn
- Council Tax Band: E

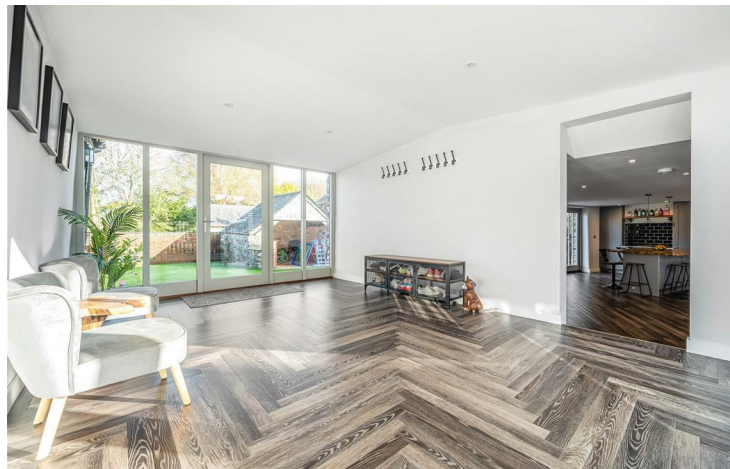
Guide Price £490,000

SITUATION

The property is conveniently located towards the top of St Stephens Hill, a short distance from St Josephs School and a sought after location on the fringes of Launceston Town. Launceston offers a number of facilities such as doctors, dentists and veterinary surgeries, 24-hour supermarkets, a fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. There convenient access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter, whilst the coastal resort of Bude with its sandy beaches and cliff walks is roughly 18 miles north.

DESCRIPTION

A stylish and sympathetically converted Grade II Listed barn which combines character features with modern conveniences throughout, to create a comfortable family home. Constructed with a range of materials including natural stone, brick and timber lintels and a zinc and slate roof, there has been great care and attention to detail throughout the conversion, which now offers a completely versatile house on the fringes of Launceston Town.



ACCOMMODATION

Originally 2 separate barns, the properties are now joined by a fully glazed entrance hall, flooded with natural light and laid with a luxury Karndean floor that continues throughout parts of the property. There is underfloor heating throughout the entire ground floor including the open plan kitchen/breakfast room. There is a contemporary fitted kitchen comprising a range of grey base and wall mounted units with Quartz worktops. There is ample space for a seating area to one end of the room if required, whilst the fitted island with a solid wooden worktop provides seating and further storage. There are a number of integrated appliances such as a dishwasher, gas oven and wine fridge and ample space for a freestanding fridge/freezer. The stairs lead to the main sitting room with store cupboards, LED downlighting and Velux windows.

Throughout the hallway and bedrooms are exposed wooden A frame beams and purlins which have been beautifully restored. There are 4 double bedrooms all of which are individual shapes and sizes, with the principal bedroom having fitted wardrobes a contemporary en-suite shower room. The family bathroom services the other 3 bedrooms and has a fully fitted suite with a bath and separate shower cubicle, Karndean flooring, a wash hand basin and WC.

OUTSIDE

A gravelled driveway to one end of the property offers ample parking for 4 cars, with a wooden fence and gate to the rear lawn and entrance to the property. An open fronted stone and slate outbuilding with power connected lends itself perfect as a BBQ or hot tub seating area, or potentially as a home office subject to the necessary consents. A further store to the opposite end of the building has power and water connected, with space for white goods. There are additional areas of gravel which are used as storage and a paved patio area perfect for outdoor seating.

SERVICES

Mains water, electricity and drainage. Mains gas central heating, underfloor heating throughout the ground floor. Wooden double glazed throughout. Please note the agents have not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From Stags office in Launceston, head along the A388 St Thomas Road descending down the hill, passing the castle on the right hand side. Go through Newport, passing the Greenaways BP garage on the right hand side and at the mini roundabout proceed straight ahead onto St Stephens Hill. Continue up the hill passing St Stephens Church on the right hand side, where the property can be found heading out of Launceston on the right and 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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