



The Old Parlour



The Old Parlour Kestle

Tregadillett, Launceston, Cornwall, PL15 7EY

Tregadillett 0.7 miles - Launceston 3.5 miles - Exeter 45 miles

Enjoying a beautiful yet accessible semi-rural location, with 0.45 of an acre and generous amounts of parking, this reverse level 4 bedroom, 2 ensuite barn has a superb living/dining room with exposed A-frames within a vaulted ceiling.

- Idyllic location at end of no through road
- Great countryside walks from the door
- 2026 installed oil boiler firing central heating
- 4 bedrooms, 2 ensembles
- Freehold
- Within walking distance to village amenities
- Approximately 0.45 of acre of gardens
- Impressive Living/dining room
- Useful outbuilding and ample parking
- Council Tax Band: E

Guide Price £575,000

SITUATION

The property enjoys a particularly tucked away setting at the end of a no through lane, shared with only a handful of neighbouring properties, whilst still being within walking distance of the popular village of Tregadillett. The village offers an excellent range of day to day amenities including a well regarded primary school, Post Office, community hall and church, together with the popular Eliot Arms public house. The A30 dual carriageway lies within approximately 1 mile, providing excellent access eastwards towards Exeter and westwards towards Truro. The historic market town of Launceston is within easy reach and offers a comprehensive range of shopping, commercial, educational and recreational facilities.

DESCRIPTION

This highly individual detached stone barn, converted in 2007, offers well presented and characterful reverse level accommodation, combining modern benefits with a wealth of charm. In brief, the accommodation comprises an entrance hallway, four bedrooms including two en suite facilities, family bathroom, first floor living/dining room and fitted kitchen together with an attic room providing flexible additional space. The property benefits from timber double glazed windows throughout. The lower ground floor has been fully insulated helping the barn to gain an EPC rating of C which is excellent for this style of property.

The barn successfully blends character features including exposed timbers and vaulted ceilings with modern day practicality, creating a highly versatile family home.



ACCOMMODATION

A particular feature of the property is the impressive first floor living/dining room, enjoying a vaulted ceiling with exposed A-frames, a wood burning stove and solid oak flooring which continues throughout much of the barn. Doors open directly onto a sunny decked terrace to the rear, and a balcony to the front allowing the reception area to make the very most of the surrounding outlook. The kitchen is fitted with a modern range of units incorporating built in appliances and offers easy access onto the decked seating area, ideal for al fresco dining. From the living/dining room, stairs rise to a highly useful attic space, ideal as a study area, hobbies room or additional storage.

Stairs descend from the living space to the ground floor where a welcoming entrance hallway leads to the bedroom accommodation. The principal bedroom is particularly impressive, featuring an exposed A-frame and vaulted ceiling, together with a walk-in wardrobe, en suite shower room and French doors opening onto a sheltered side patio, perfect for a morning coffee. A further double bedroom also benefits from a vaulted ceiling and exposed A-frame and provides an excellent guest suite. There are two additional bedrooms together with a spacious family bathroom.

OUTSIDE

Externally, the property is approached via a substantial concrete yard providing ample off road parking and turning space. Access extends around both sides of the barn to the generous gardens which are laid principally to lawn and extend in all to 0.45 of an acre.

At the far end of the garden is a productive orchard planted with a variety of fruit trees including Cox and Bramley apple trees together with plum and cherry trees. Closer to the barn are attractive and well stocked flowerbeds, whilst a decked terrace runs along the rear elevation and enjoys a sunny aspect for much of the day, providing an ideal space for outside dining and entertaining. Located opposite the barn is a useful outbuilding currently utilised as storage, a garden shed and workshop, all benefitting from power and light connected.

VIEWINGS

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

SERVICES

Main electricity and water. Private drainage via a shared septic tank, all users pay £15 into a sinking fund and organise emptying and any required maintenance between themselves. Oil fired central heating via new 2026 boiler. An array of solar panels is included within the sale and currently provides an income of approximately £2,000 per annum. Broadband availability: Standard ADSL, 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.

DIRECTIONS

From Launceston proceed west along the A30 and take the left exit signposted Tregadillett. Bear right and drive under the A30 and follow the road into the village. Pass the Eliot Arms on the right and at the mini-roundabout turn right. Then take the left turn by the Tregadillett Age Concern building. Follow the lane and at the end bear to the right, and The Old Parlour will be found on the left hand side.

What3words - ///sprinter.boomer.treetop



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.

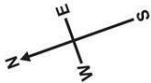


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

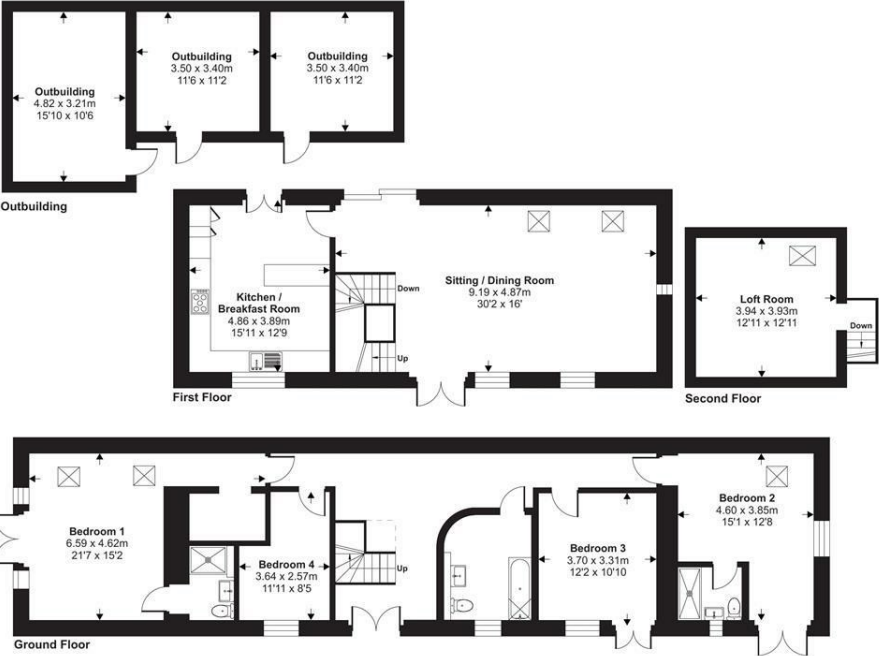
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Approximate Area = 1969 sq ft / 182.9 sq m
Outbuildings = 423 sq ft / 39.2 sq m
Total = 2392 sq ft / 222.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1455984