



Sherwell, Tamar Valley

O.I.R.O. £750,000

Stunning Detached Barn Conversion with Land, Stables & Annexe

 4 Bedrooms

 3 Bathrooms

 2 Reception Rooms

 EPC Rating:s D (66) & D (67)

 MILLER  
TOWN & COUNTRY



- » Detached 3 Bedroom Barn
- » Detached Studio/Annexe
- » Land & Stables
- » Detached Home Office
- » Ideal for Home & Income/2 Family Occupation
- » Extensive Country Views
- » Quiet Rural Location
- » Area of Outstanding Natural Beauty

## The Property

This delightful, detached barn is situated on the fringe of a small hamlet, at the end of a no-through road, with far-reaching views over the surrounding countryside and set in approximately 6 acres incorporating gardens, two paddocks and a small area of woodland. There is a small holding paddock and stable yard with four stables, tack room and feed store. The property is beautifully presented with kitchen-dining room, sitting room, three double bedrooms and two bathrooms. Outside are two detached barns, one providing a well presented studio annexe/letting unit and the other providing a large utility and boot room area as well as a useful home office/games room.

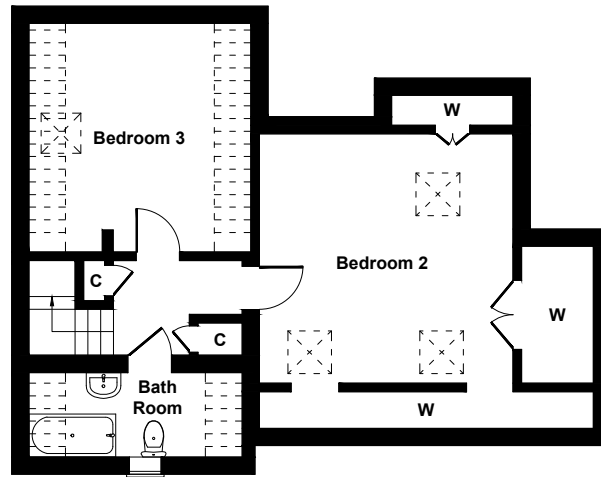
## Location

The property is situated at the end of a quiet no through road in a small rural hamlet. There is pedestrian access into Greenscombe Wood for those looking to ride out, and about a 20 minute walk from the Tamar River. Sherwell is situated close to Kit Hill in the Tamar Valley, and has easy access to Callington, Launceston, Tavistock, Saltash and the maritime city of Plymouth. There are some superb walks along the Tamar Valley from Cothele to Halton Quay as well as access to the waterfront at the nearby village of Calstock.

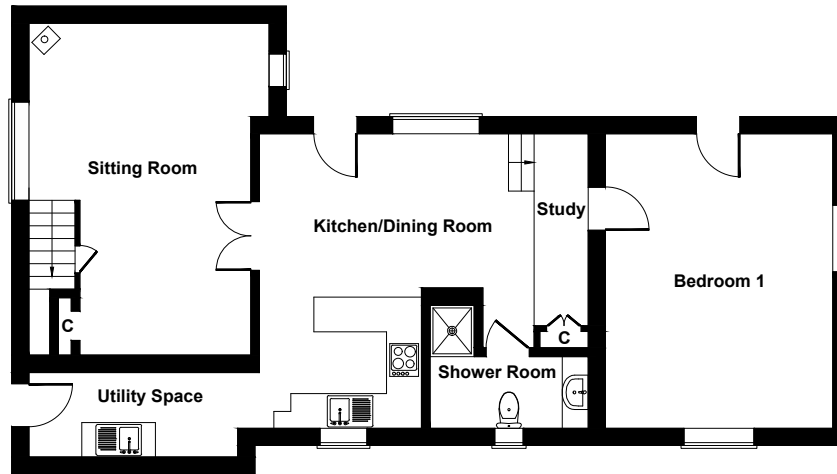
## Accommodation

An open fronted storm porch and oak door leads into a spacious dual aspect kitchen-dining room with steps leading up to a galleried landing/ study area. Off the kitchen is a utility area, a sitting room with woodburning stove and window to the side offering far reaching views over the surrounding countryside. There is a well appointed modern ground floor shower room and off the galleried mezzanine landing/study area there is a large double bedroom. On the first floor are two further double bedrooms, one with fitted cupboards with oak doors, and a further family bathroom/WC. The interior finish has been completed to an exceptionally high standard throughout and this level of finish is consistent with the studio and home office. There is oil fired central heating in the main property, and the annexe, home office and utility boot room have wall mounted electric heaters.

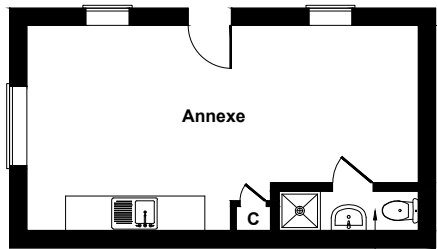




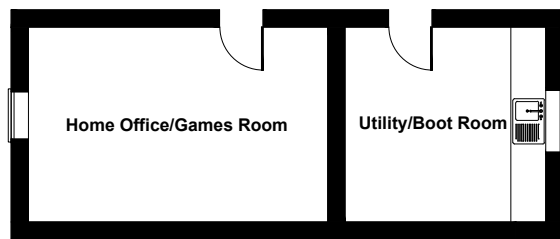
FIRST FLOOR



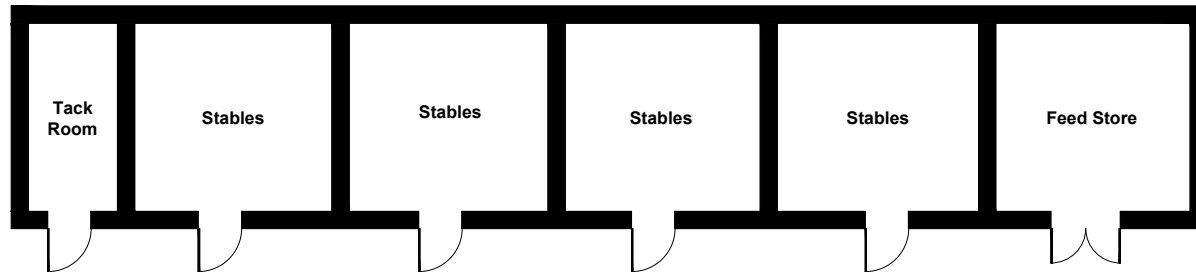
GROUND FLOOR



ANNEXE



OUTBUILDING 2



OUTBUILDING 1

Not to Scale. Produced by The Plan Portal 2024  
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## Accommodation

### Ground Floor

Kitchen-Dining 15'11" x 16'10" (4.85m x 5.13m)

Sitting Room 12'7" x 18'11" (3.84m x 5.77m)

Utility Area 12'7" x 4'10" (3.84m x 1.47m)

Study Area 3'8" x 12'3" (1.12m x 3.73m)

Bedroom 1 12'10" x 17'10" (3.91m x 5.44m)

Shower Room 9'0" x 7'2" (2.74m x 2.18m)

### First Floor

Bedroom 2 14'2" x 11'6" (4.32m x 3.51m)

Bedroom 3 12'6" x 13'3" (3.81m x 4.04m)

Bathroom 12'3" x 5'0" (3.73m x 1.52m)

### Annexe

Open Plan Living Area 11'11" x 22'3" (3.63m x 6.78m)

Shower Room 2'5" x 8'0" (0.74m x 2.44m)

### Outside

Home Office 10'5" x 16'11" (3.17m x 5.16m)

Utility/Boot Room 10'5" x 11'5" (3.17m x 3.48m)

Tack Room 5'8" x 11'6" (1.73m x 3.51m)

Stable 1 11'1" x 11'5" (3.38m x 3.48m)

Stable 2 11'1" x 11'4" (3.38m x 3.45m)

Stable 3 11'1" x 11'4" (3.38m x 3.45m)

Stable 4 11'1" x 11'4" (3.38m x 3.45m)

Feed Store 11'1" x 11'3" (3.38m x 3.43m)

**Services:** Mains electricity, water and private drainage. Oil central heating. Telephone and broadband connected.

**Council Tax Band:** D **Tenure:** Freehold

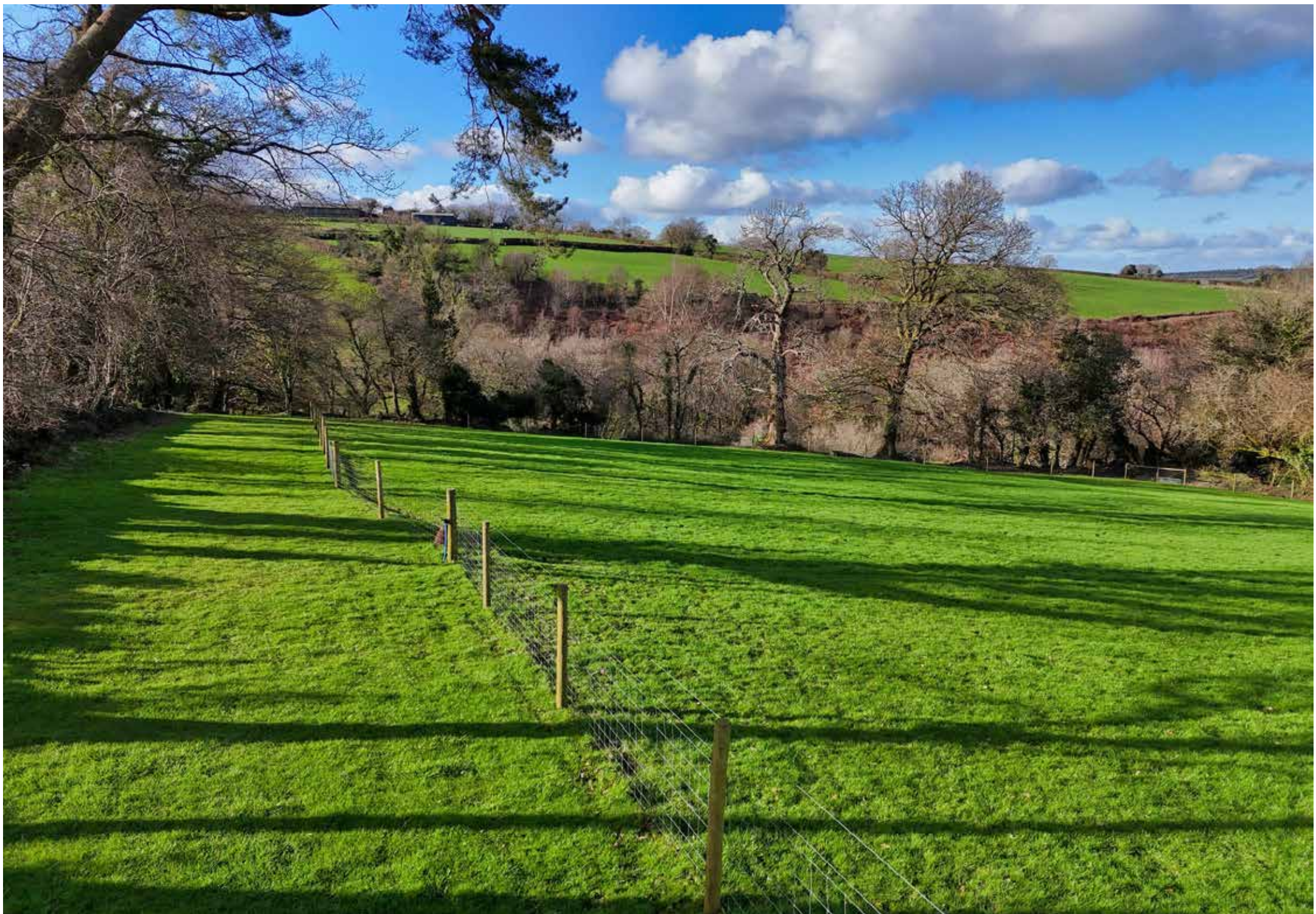
**EPC Rating:** House - D (66) Annexe - D (67)





## Outside

There is a good size driveway providing parking for several vehicles. To the rear of the property is a yard area and level lawned gardens, which borders open fields and enjoys far reaching open country views. There is an attractive lit tree lined avenue from the gardens linking to the land and stables where there is a concrete yard and four good size stables, a tack room and feed store with power, light and water. There is a holding paddock area as well as two further paddocks with water and a section of ancient woodland. Greenscombe Woods which in turn links with further walks and riding out around the Tamar Valley and Kit Hill are nearby. There is additional vehicular access to the land and stables.





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**VIEWING:**

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