





CANWORTHY VILLA,

Canworthy Water, Launceston, Cornwall, PL15 8UW Price £585,000

- Substantial period home in picturesque hamlet
- 4 bedrooms, en-suite, family bathroom, shower room
- 3 generous reception rooms, kitchen breakfast room
- Beautifully landscaped 0.8 acre gardens, parking and garaging
- Rural views and 6.5 miles to the North Cornish coast

A charming and spacious period property, with exposed beams and feature fireplaces, which has been refurbished and renovated over time to provide a most wonderful family home in this peaceful pretty Cornish hamlet location, yet the popular Crackington Haven beach is only 6.5 miles away. It is ideally located to full advantage of North Cornwall's dramatic scenery, coastal paths and wild moorland.

The internal accommodation is light and spacious and comprises; entrance hall, boot room, inner hall, WC, snug/ study, sitting room with wood burner, dining room and kitchen breakfast room. Upstairs there are four bedrooms, bedroom one with en-suite and a further modern family bathroom.

Outside the property occupies an extensive plot with gravel parking for several vehicles, a large garage and beautifully landscaped gardens, that extend to approximately 0.8 acres and offer formal and informal gardens, a selection of vegetable beds, polytunnel, fruit cage, greenhouse, orchard and chicken run – perfect for country living.





DIRECTIONS

Head south of Bude on the A39 towards Camelford. Proceed on this road for approximately 7 miles and turn second left at Wainhouse Corner towards Canworthy Water. Upon reaching Canworthy Water you'll arrive at T-junction. Turn right and proceed over the hump back bridge and remain on this road towards Warbstow and the property will be found on the right hand side as you leave the hamlet.

ENTRANCE HALL

10' 07" x 8' 00" (3.23m x 2.44m) Entering the property via a half glazed composite door and half glazed composite door to the rear porch and gardens. Slate flooring, radiator and doors serving the following rooms.

BOOT ROOM

A useful storage space for shoes and coats with room for a tumble dryer and refrigerator. Window to the rear elevation and door to garage.

INNER HALL

Slate flooring with electric underfloor heating. Wall mounted radiator and exposed beams with doors serving the following rooms;

CLOAKROOM

6' 03" x 5' 05" (1.91m x 1.65m) Obscured double glazed window to the rear elevation, pedestal, low flush WC, pedestal wash hand basin and chrome wall mounted towel heater. Inset spotlights and slate flooring with electric underfloor heating.

STUDY

12' 08" x 9' 11" (3.86m x 3.02m) Double glazed bay window to the front elevation with window seat, feature fireplace with inset wood burner. Radiator and beams to ceiling.

KITCHEN/BREAKFAST ROOM

27' 04" x 9' 10" (8.33m x 3m) Fitted with a range of wooden base units with contrasting grey

work surface over with inset stainless steel, one and a half bowl sink with side drainer and attractive tiled splashback. Double glazed windows to the rear and patio doors opening to the garden, slate flooring with electric underfloor heating. Space and plumbing for freestanding dishwasher, fridge and electric 'Rangemaster' cooker with extractor over. Wall mounted radiators and feature beams to ceiling. Door to:

STORAGE & BOILER ROOM

11' 10" x 3' 05" (3.61m x 1.04m) With overhead pulleymaid clothes dryer. Housing the oil fired central heating boiler. Space for fridge freezer. Door to the side access.

DINING ROOM

12' 01" x 12' 00" (3.68m x 3.66m) A light and spacious dining room with large bay window to the front elevation, beams to ceiling and wall mounted radiator.

SITTING ROOM

17' 08" x 12' 09" (5.38m x 3.89m) Large double glazed bay window with windowseat to the front elevation, feature fire place with inset multifuel burner and original bread oven. Inset LED spot lights, beams to ceiling, wood effect laminate flooring and wall mounted radiator.

STAIRS AND LANDING

Under stairs cupboard with space and plumbing for washing machine. Stairs ascend to the landing with windows over looking the rear garden.

BEDROOM ONE

12' 09" x 11' 00" (3.89m x 3.35m) A light and airy duel aspect double bedroom, with windows to the side and front elevation. Built in wardrobe, radiator, loft hatch and door to:

ENSUITE

10' 11" x 6' 06" (3.33m x 1.98m) Double shower enclosure fitted with mains thermostatic shower. Low flush WC, pedestal wash hand basin. Attractive wall tiles. Double glazed window to the rear elevation. Airing cupboard with radiator. Built in wardrobe and chrome

electric towel rail.

BEDROOM TWO

12' 09" x 10' 07" (3.89m x 3.23m) A double bedroom with double glazed window to the front elevation, radiator.

BEDROOM THREE

9' 09" x 7' 06" (2.97m x 2.29m) Double glazed window to the front elevation. Wall mounted radiator.

FAMILY BATHROOM

11' 01" x 7' 0" (3.38m x 2.13m) Comprising of 'P' shaped bath with electric shower over and glass screen, pedestal wash hand basin, pedestal low flush WC and chrome wall mounted towel rail. Double glazed window to the rear elevation and attractive tiles to the wall and wet areas.

BEDROOM FOUR

11' 00" x 9' 01" (3.35m x 2.77m) Dual aspect bedroom with double glazed window to the front and side elevation, wall mounted radiator.

GARAGE

Up and over door, with light and power connected. Window to the rear elevation.

OUTSIDE AND GARDENS

The property occupies an extensive plot (C. 0.8 acre) with tarmacked parking for several vehicles.

The gardens are beautifully landscaped with mature trees with hedgerows used to define the spaces which comprise of formal lawn and flower beds, vegetable plot with polytunnel, fruit cages, apple orchard, chicken run potting sheds and greenhouse.

SERVICES

Mains water, private drainage via a septic tank. Oil fired central heating. Fibre optic broadband to premises.

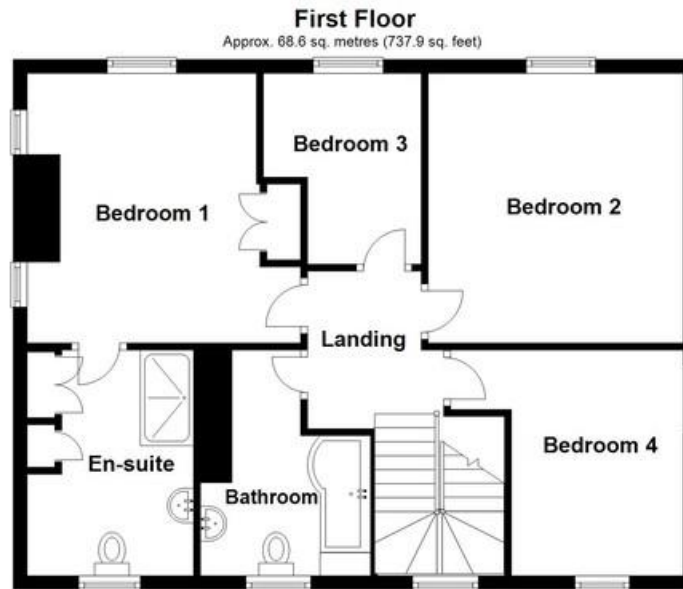
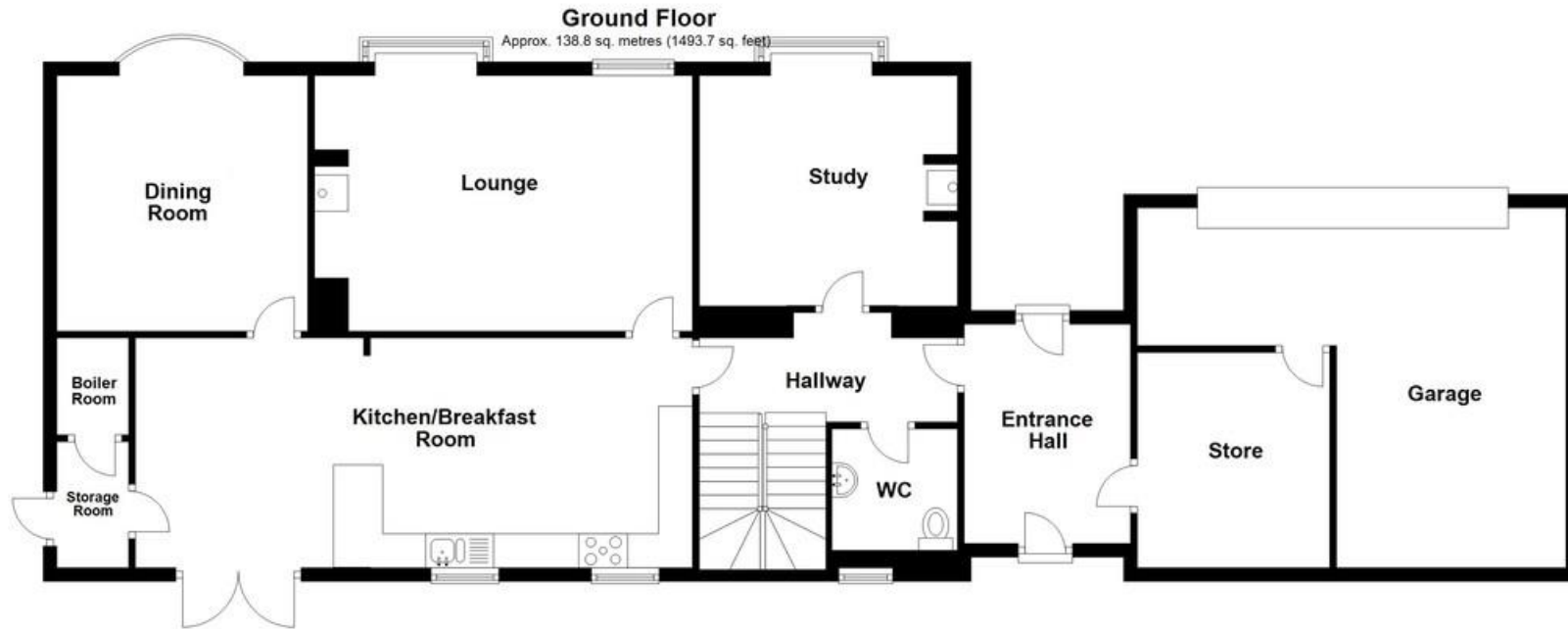
TENURE

Freehold

COUNCIL TAX

Band D





Total area: approx. 207.3 sq. metres (2231.6 sq. feet)

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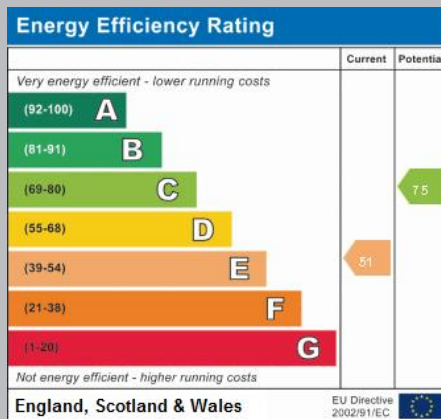




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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



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