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THE COACH HOUSE LINKINHORNE, CALLINGTON, PL17 8QP

PRICE GUIDE £775,000





A truly unique and characterful detached country residence with many bespoke designer features, offering spacious accommodation and set within beautiful well established gardens. About 2773 sq ft, Stunning Kitchen/Breakfast Room by Mark Wilkinson, Dining Room, Sitting Room, Snug, Utility, Luxurious Principal Bedroom with Ensuite Shower Room, 3 Further Double Bedrooms, Family Bath/Shower Room, Private Courtyard Parking, Large Garage/Workshop (330 sq ft), Colourful Gardens with Summerhouse and Pond.

LAUNCESTON 9 MILES, CALLINGTON 5 MILES, PLYMOUTH 20 MILES, EXETER 50 MILES, OPEN MOOR 5 MILES

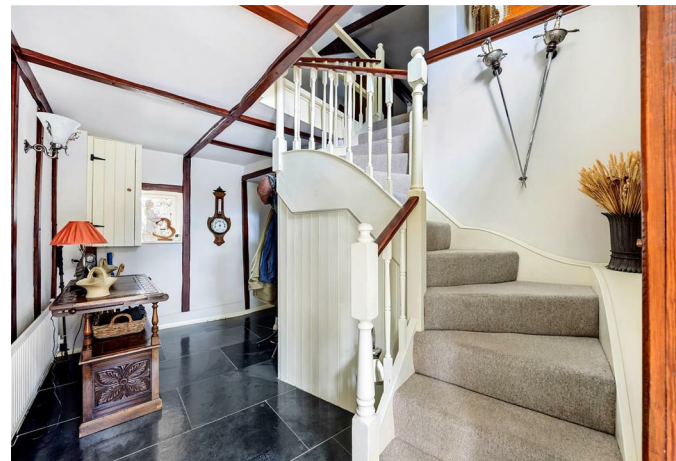
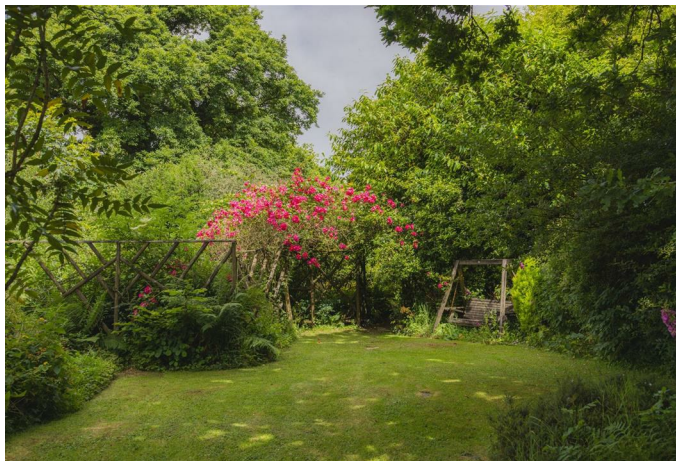
LOCATION

In an enviable setting close to the eastern foothills of Bodmin Moor, this setting is awash with scenic beauty and an abundance of wildlife. This peaceful yet accessible position lies just outside the eastern edge of the Bodmin Moor International Dark Sky Landscape 2 mile buffer zone. The wide expanse of Bodmin Moor is easily accessible and provides excellent opportunities for equestrians and those with outdoor interests, immediately from the property one can access a network of quiet country lanes within the immensely pretty valleys of the River Inny and River Lynher. The multi-award winning farm shop and restaurant, Tre, Pol and Pen lies just under 6 miles at Lezant.

Nearby Coads Green has a primary school, chapel and village hall. The village of Lewannick has a general store/post office and public house. The award winning pubs, The Springer Spaniel at Treburley and The Race Horse Inn at North Hill are both within a short drive. The historic town of Launceston offers an excellent range of shopping facilities including supermarkets, M & S Food Hall, restaurants together with doctors' surgery, dentists' and vets. The internationally renowned Sterts open air theatre is at Upton Cross (4 miles). Liskeard provides access to a substantial array of amenities including a main line railway station (Plymouth to London Paddington 3 hours).

The University city of Plymouth is easily accessible and boasts a comprehensive range of premier retail outlets, entertainment and dining establishments set against the back drop of the historic waterside areas of The Hoe and the Barbican.

In addition the renowned St Mellion International Golf Resort and the South Cornish Coast at Whitsand Bay are within easy driving distance and deep water moorings are available at Cargreen Yacht Club (12 miles).



DESCRIPTION

The Coach House comprises a detached country residence available on the open market for the first time in 28 years. The property has been well cared for and incorporates many individual and bespoke features with high quality brands including Mark Wilkinson, Neville Johnson and Chadder and Co amongst others. In addition the property benefits from full double glazing (except one window in hallway) and oil fired central heating. There is also Lpg for the gas hob and a gas fire in the kitchen. Exposed beam ceilings and part exposed stonework combine beautifully with carefully designed and decorated rooms to provide indulgent spaces which simply ooze character.

The accommodation extends to about 2773 sq ft and briefly comprises - GROUND FLOOR - Porch - Reception Hall - 25' Kitchen/Breakfast Room a fabulous bespoke room with dual aspect - Utility Room - Cloakroom/WC - 16' Dining Room - 21' Sitting Room with fireplace housing a Woodwarm oil fired room heater and French doors to garden - Snug - FIRST FLOOR - 25' (max) Principal Bedroom with Luxurious Ensuite Shower Room and built in bedroom furniture by Mark Wilkinson - 3 Further Double Bedrooms, the fourth bedroom is currently configured as a Study with exquisite built in furniture by Neville Johnson including library space, desk and storage - Family Bath/Shower Room with antique French roll top claw and ball foot bath.

OUTSIDE

A private tarmac courtyard provides ample parking for many cars and leads to the large garage/workshop with electric door and laundry area, a pedestrian door from here leads to the rear garden. There is also a lean to store.

The established rear gardens provide a private and secluded environment, a gravelled terrace and areas of lawn give way to exceptionally well planted borders with a profusion of mature trees and shrubs together with colourful flower beds creating an intriguing garden environment which is also host to an abundance of natural flora and fauna.

There is a wildlife pond together with a Summerhouse.

EPC RATING - F, COUNCIL TAX BAND - F

SERVICES - Mains water and electricity. Private drainage in neighbouring property with right to discharge and maintenance shared between three others. Ultrafast Full Fibre Broadband available.

DIRECTIONS

Using Sat Nav - Postcode PL17 8QP - when approaching from the B3257 turn right onto the unnamed road and the property will be found on the left.

What three words - replays.mincing.denim



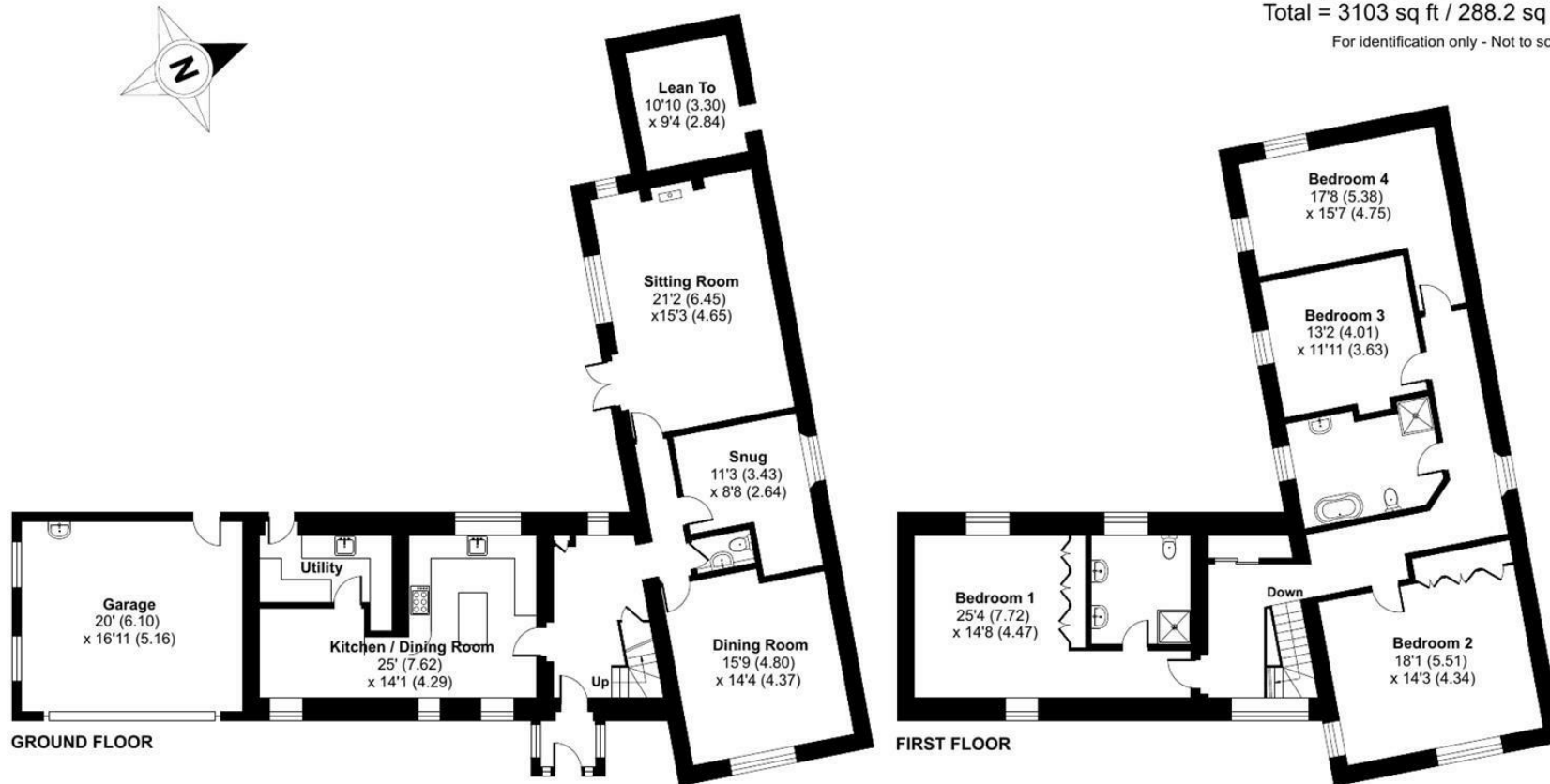




The Coach House, Linkinhorne, Callington, PL17

Approximate Area = 2773 sq ft / 257.6 sq m (exclude lean to)
Garage = 330 sq ft / 30.6 sq m
Total = 3103 sq ft / 288.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Scott Parry Associates. REF: 1141595

These particulars should not be relied upon.