



North Petherwin Launceston PL15 8LT

Asking Price £360,000

- NO ONWARD CHAIN
- CHARACTER DETACHED BARN CONVERSION
- 3 BEDROOMS, 3 BATHROOMS
- .05 MILE FROM A PRIMARY SCHOOL
- 20 MINUTE DRIVE OF CRACKINGTON HAVEN
- APPEALING TO THOSE SEEKING 2ND HOME
- AMPLE OFF ROAD PARKING
- PRIVATELY OWNED PV SOLAR PANELS
- LEVEL GARDENS
- RURAL HAMLET LOCATION



Tenure - Freehold

Council Tax Band - C

Floor Area - 1323.96 sq ft



Set in the heart of rolling countryside in a small rural hamlet of Billacott, is this delightful Barn Conversion, originally converted in 2011 and now providing a rural retreat appealing to a variety of buyers. The property offers tremendous potential for those seeking a family home or bolt hole, with eco-efficient photovoltaic solar panels (privately owned) providing a feed in tariff of approximately £1000 per year, high EPC of C71, together with lpg gas fired central heating and hardwood double glazed windows. The charming accommodation briefly comprises; Kitchen with adjoining wet room, offering scope to create a larger kitchen/breakfast room and utility if required, dining room, which could be incorporated into the kitchen and steps down into a superb lounge with feature granite fireplace housing a woodburning stove. From the dining room stairs rise to the first floor landing giving access to a master double bedroom with adjoining bathroom, further double bedroom with en suite shower room and bedroom 3 which would make an ideal study/home office. Outside, the property is approached over a gravelled driveway providing ample parking and generous lawned gardens, predominantly to the front and side of the barn, bordered by Cornish stone walling to the front and side. There are 2 good sized sheds for garden storage or workshop space.

For those seeking a quiet rural retreat, this barn offers quirky accommodation and nestled within this quiet rural hamlet, yet also within striking distance of a local popular Primary School, only 20 minutes drive from the beach at Crackington Haven and just under 3 miles to the renowned Stumble Inn pub and restaurant. For those equestrian enthusiasts there are livery yards nearby and excellent cycling and walking around the nearby quiet parish roads.

LOCATION

The small hamlet of Billacott is a short drive from the nearby village of North Petherwin and offers good connections to the towns of Launceston, Bude and Holsworthy. North Petherwin, being above the River Ottery valley is situated approximately 6 miles northwest of the historic market town of Launceston. Brazzacott, just outside North Petherwin has a County Primary School and Parish Church. The popular coastal town of Bude on the North Coast is 14 miles away with its sandy beaches and coastal walks.

Launceston, the gateway to Cornwall, is an historic market town in North Cornwall right on the Cornwall/Devon border offering good access to the Cornish coast and Bodmin Moor. Benefitting from facilities including several supermarkets with the reputable Marks & Spencer Food Hall, schools and well regarded local butchers and bakers. Launceston has a monthly open air Market which is in the town square where you can browse the stalls and purchase local produce and crafts. From the town, Plymouth is approximately 26 miles, Truro 47 miles and Exeter 41 miles. The nearest mainline train stations can be found in Gunnislake, Liskeard

and Okehampton, being approximately 16, 20 and 19 miles respectively from Launceston.

THE ACCOMMODATION

(all measurements are approximate)

KITCHEN

9'9" x 8'9" max. (2.99m x 2.67m max.)

Side Entrance stable door. Fitted with a range of modern wall and base units under roll edge worksurfaces and fully tiled walls, incorporating single drainer sink unit, eye-level built-in electric oven, Bosch Induction hob with extractor over. Space and plumbing for washing machine and dishwasher. Radiator. Door leading to;

DINING ROOM

15'7" x 11'10" max. (4.75m x 3.63 max.)

Double doors with matching side lights to rear. Stairs rising to first floor, with deep understairs cupboard. Electric fuse board. Door to;

WET ROOM

7'7" x 3'6" (2.32m x 1.07m)

Mains fed shower. Low level WC. Vanity wash hand basin. Extractor fan. Fully tiled. This room could easily be incorporated into the kitchen to provide a larger kitchen or utility, subject to any necessary consents.

From the dining room, circular steps lead down to the impressive;

LOUNGE

19'11" x 17'4" max. (6.08m x 5.29m max.)

Double aspect room with fully glazed front door to the gardens, matching side lights and further window to front enjoying views over the gardens, full height window to rear. Superb granite fireplace housing a Yeoman woodburning stove, on a slate hearth. 2 Radiators. TV and Telephone points.

From the dining room stairs rise to;

FIRST FLOOR LANDING

Velux roof light. Built-in airing cupboard housing hot water cylinder, slatted shelving. Further built-in storage cupboard with hanging rail and shelf. Doors lead to;

BEDROOM 1

15'1" max x 14'10" (4.62m max x 4.54m)

Two velux roof lights. Recessed wardrobe with hanging rail and shelf. Radiator.

BEDROOM 2

11'5" plus door recess x 8'2" (3.50 plus door recess x 2.49m)

Window to side. Large recessed wardrobe with hanging rails, recessed cupboard housing solar controls, inverter. Radiator. Door to;



EN SUITE WET ROOM

8'7" x 3'8" (2.64m x 1.13m)

With mains fed shower. Low level WC. Vanity wash hand basin with light/shaver unit over. Fully tiled. Mirrored medicine cabinet. Radiator.

BEDROOM 3

8'5" x 5'5" (2.57m x 1.66m)

Velux roof light. Radiator.

BATHROOM

9'0" x 6'2" max. (2.75m x 1.89m max.)

Velux roof light. Extra width modern bath. Low level WC with concealed flush. Pedestal wash hand basin. Shower cubicle with mains fed shower. Radiator.

OUTSIDE

The property is approached through a timber gate onto a gravelled driveway providing off road parking and leads into the front gardens, further gravelled area, suitable for parking or could be used as an easy to maintain garden. The lawns are level and enclosed with Cornish stone walling to the front and side. Underground LPG gas tank. DETACHED TIMBER STORE 4.14m x 3.92m. Further DETACHED TIMBER STORE 3.05m x 2.05m. Concrete hardstanding. Path to rear. Outside lighting and power sockets.

SERVICES

Mains water and electricity. Private drainage. LPG Gas central heating, from underground tank. PV Solar Panels on Feed In Tariff (privately owned).

AGENTS NOTE

We are informed by the vendor that there is a public right of way along the driveway to the side of the property. Please note the Street View of the property depicts the location prior to the barn being converted into a dwelling.



Directions To Property

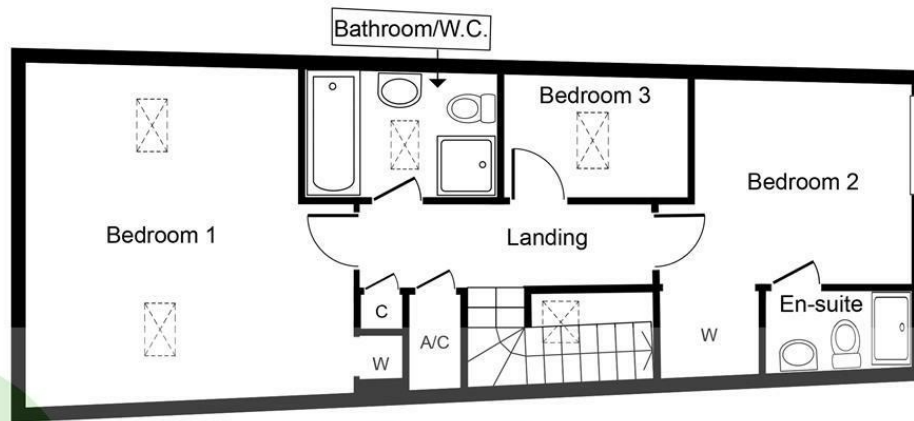
From Launceston proceed along the B3254 towards Bude, passing through Yeolmbridge, after 2 miles, at Langdon Cross turn left signposted North Petherwin. Proceed into the village, turn right at the main crossroads, then pass the Church on your right, continue heading along this road for a couple of miles through Brazacott. Continue until reaching the next crossroads. Turn left signposted Billacott. Follow this road and the property will be found on the left hand side before you exit the hamlet, with a Millerson For Sale board clearly displayed. What3words: [///bibs.unloading.client](https://www.what3words.com////bibs.unloading.client)

Contact Us

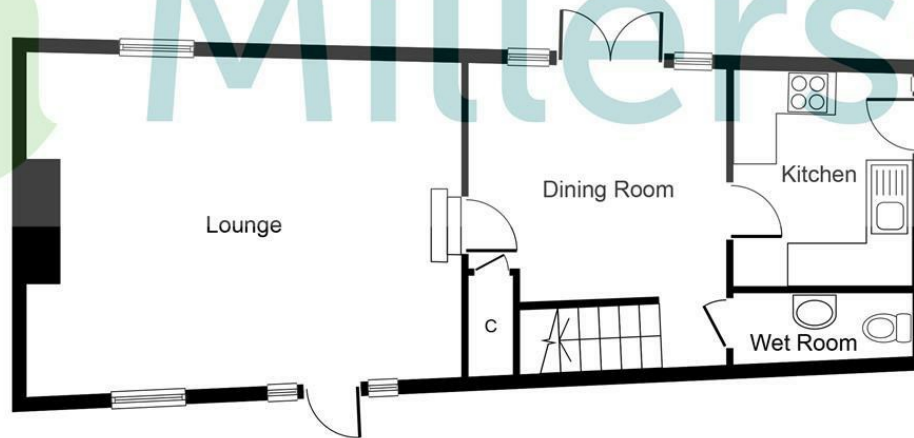
Millerson Estate Agents
6a High Street
Launceston
Cornwall
PL15 8ER

E: launceston@millerson.com
T: 01566 776055
www.millerson.com

Valuation Request



First Floor



Ground Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	74
(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	