



Kingsmill Barn



Plymouth 8 miles • A38 access 4 miles •
St Mellion Golf Resort 3 miles

A stunning, versatile waterside home with direct water access, set in an idyllic private location surrounded by delightful garden.

- A Beautifully Presented Detached Waterside Home
- Situated in a Peaceful and Private Location
- Large Kitchen/Diner/Family Room
- Sitting Room with Wood Burning Stove
- Study
- Four Bedrooms
- Family Bathroom, Shower Room & Full En-suite Bathroom to Master Bedroom
- Versatile Accommodation
- Creekside Views and Direct Waterside Access
- Freehold/Council Tax Band F

Offers In Excess Of
£1,000,000

SITUATION

This wonderful home is situated in a private south facing position at the end of its own gated drive and surrounded by beautiful gardens. The property is idyllically set above a creek which runs down to the River Tamar, rightly designated as an Area of Outstanding Natural Beauty, in the rural parish of Landulph. The Tamar Valley has World Heritage status and the delightful landscape is of fields interspersed with hedges and wooded valleys. The area is renowned for its mild climate and possesses some of the finest scenery in the West Country, including the historic estates of Pentillie and Cotehele. Although set in peaceful countryside, the maritime city of Plymouth is a 20 minute drive away with amenities typical of a large modern city. There is also easy access to the beautiful South coast and Whitsand Bay. A Waitrose store is less than a 10 minute drive from the property. The area is served by excellent schools, both in the public and private sectors, including Plymouth College. Landulph Primary School is only a 9 minute walk away. There are wonderful opportunities for sailing at the nearby Cargreen Yacht Club, as well as extensive recreational facilities at St Mellion International Golf Resort (3 miles) and the China Fleet Country Club.

DESCRIPTION

Kingsmill Barn is a fine example of a converted Barn which has been extended by awarding winning Architects. This light, spacious and tranquil property has been refurbished to the highest of specifications throughout and offers versatile accommodation set over two floors with beautiful waterside views.

ACCOMMODATION

This appealing home is set on a generous plot in a unique waterfront location and gives the feeling of a haven from the hustle and bustle of the outside world. A welcoming vestibule with large picture window links the original converted barn with the modern extension and gives access to the Study, Utility room, Bedroom Four and an elegant Sitting Room of generous proportions featuring a contemporary woodburning stove for those chilly evenings and large sliding doors providing a breathtaking outlook over the garden and out to the Creek. Crossing the glazed vestibule and back into the original barn is the stunning kitchen with everything you would come to expect in a property of this quality. The dining area has ample room for large dining furniture, making this an ideal space for entertaining. This fantastic space is perfect for all the family to congregate making this a real hub of the home with doors opening out onto the paved terraced with a covered Veranda enabling use of the garden and view in all weathers. The first floor

landing has a delightful Study area and provides access to a four-piece family bathroom and three bedrooms, two of which have separate access and have the potential to create a multi-generational living space or potential Airbnb business opportunity. The large, impressive master suite is a complete sanctuary with its own En-suite facilities, walk in wardrobe and direct access on to a recently refurbished balcony with far reaching river views.

GARDENS AND GROUNDS

Kingsmill Barn is situated in the centre of its generous plot extending to almost three quarters of an acre. The landscaped gardens are delightful with a vast array of mature trees and flowering shrubs and an expanse of lawn that flows down to the waters edge, where you can sit and enjoy your morning coffee or sun downer GnT. The gated driveway provides ample parking with adjacent Car Port, there are various sheds and a garage with workshop area.

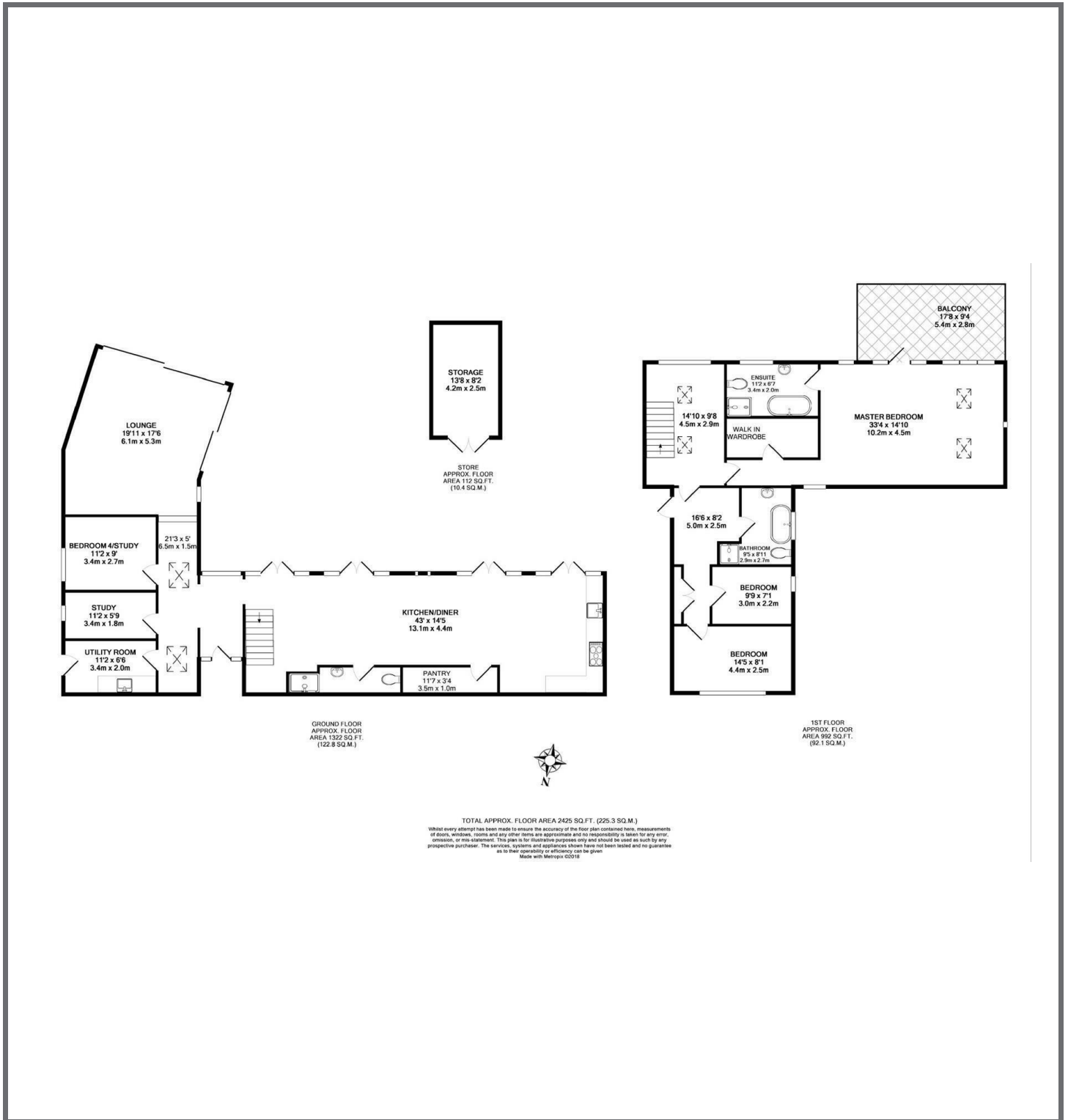
SERVICES

Mains Electricity. Mains Water. LPG Gas Central Heating. Private Drainage. Log Burning Stove. Solar PV (Photovoltaic) panels with feed-in tariff. Council Tax Band F. Based on the latest data available to Ofcom 02 mobile coverage is limited, Ultrafast broadband available at property.

DIRECTIONS

After crossing the Tamar bridge, turn right at the Carkeel roundabout following the A388 signposted Callington. Continue to the roundabout at Hatt Service Station and turn right signposted Botus Fleming - follow signs to Landulph continuing downhill to a T junction, turn right, follow road and Kingsmill Barn will be found on the right hand side.





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
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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