



Moorview Cottage

## Moorview Cottage, Pyworthy, Holsworthy, Devon, EX22 6LG



Holsworthy 4.6 miles – Widemouth Bay 8.9 miles – Launceston (A30) 13.7 miles

A most impressive, spacious, holiday restricted barn conversion in a popular rural position.

- Holiday Restricted
- Rural Location
- 6 Bedrooms
- 2 Reception Rooms
- Generous Gardens
- Off Road Parking
- Freehold
- Council Tax Band: F

Guide Price £499,950

### SITUATION

The property is located in a delightful rural setting, near the villages of Pyworthy and Bridgerule. A comprehensive range of shopping facilities can be found at the coastal resort of Bude on the North Cornish coast which is some 9 miles distant. At Bude there is a choice of sandy beaches and some magnificent walks along the cliffs or historic Bude canal. There are educational facilities up to 'A' level standard and a variety of shops and supermarkets.

The thriving market town of Holsworthy is 4.6 miles away with its Waitrose supermarket, doctors, dentists and veterinary surgery together with places of worship. The former market town of Launceston, known as the 'Gateway to Cornwall' is some 13.7 miles to the south with access to the vital A30 trunk road which links the cathedral cities of Exeter and Truro. At Exeter there is an international airport, mainline railway station serving London Paddington and access to the M5 motorway.

### DESCRIPTION

A substantial detached 6 bedroom holiday restricted barn conversion with a generous garden and parking. The property was formally two semi-detached barn conversions with were amalgamated into one property by the current owners.

### ACCOMMODATION

Front door leads into a spacious open plan kitchen/living area with slate and wooden flooring, a range of wall mounted cupboards, base units and drawers, inset sink, space for appliances, built in cooker with a hob and extractor hood over, fireplace housing a wood burning stove and stairs leading to the first floor with useful under stairs storage.

The sitting room is a charming dual aspect reception room with a fireplace housing a wood burning stove and a secondary staircase to the first floor with under stairs storage beneath. The ground floor is completed with a WC and bathroom.

The first floor is split and accessed via the two staircases into the west wing and east wing. The east wing offers an impressive principle

bedroom with a vaulted ceiling, en suite shower room and built in wardrobes. There are two further bedrooms and a family bathroom with a bath, WC and a wash hand basin.

The west wing offers a further bathroom and 3 bedrooms, with one of the bedrooms benefitting from an en suite shower.

### OUTSIDE

The property is approached via its own drive which leads to an extensive area of parking for numerous vehicles.

The extensive gardens are predominantly laid to lawn with a generous patio terrace which provides an excellent space for al fresco dining. The garden boasts a range of mature shrubs and plants, useful timber storage shed and steps at the rear which lead up to a further generous area of lawn.

### AGENTS NOTE

Please note that the property is subject to a holiday restriction and cannot be used as a main residence. For further information, please contact Stags Launceston office.

### SERVICES

Mains electricity and water. Private drainage via a septic tank. Oil fired central heating and wood burning stove. Broadband availability: Standard ADSL, Mobile signal coverage: Voice limited availability and Data unavailable (Ofcom). Please note the agents has not inspected or tested these services.

### VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

### DIRECTIONS

From the centre of Bridgerule, continue in an easterly direction out of the village towards Pyworthy, follow the road for approximately 0.4 miles and then take the right turning, signposted North Tamerton. Continue for a further 1.9 miles and then take the left turning, after a further 0.2 miles you will see the property on your right.

### What3words.com

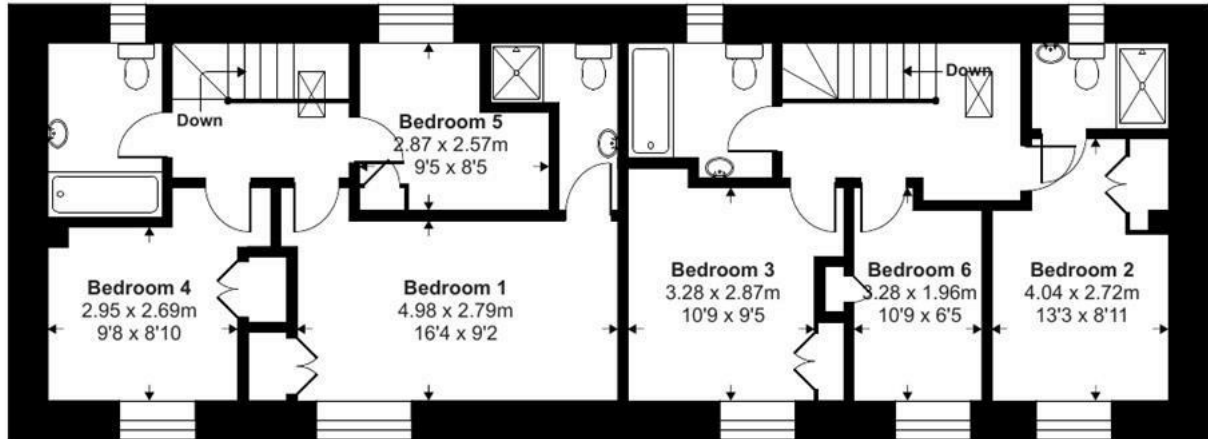
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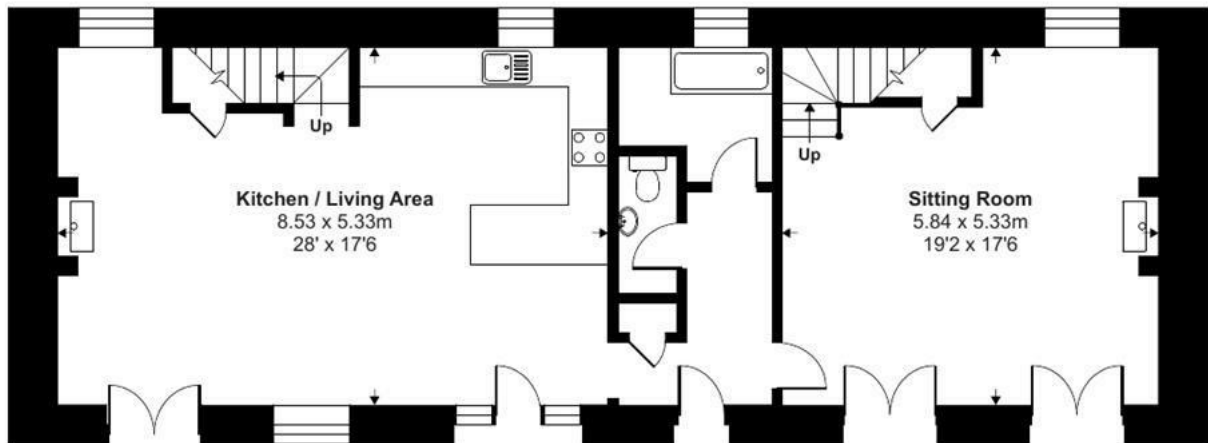


Approximate Area = 2070 sq ft / 192.3 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1064841

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		69	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	10

Kensley House, 18 Western Road, Launceston, PL15 7AS

01566 774999

launceston@stags.co.uk

stags.co.uk