



Mataranka



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Warbstow, Launceston, Cornwall, PL15 8RP

Warbstow 0.6 miles - Crackington haven - 6.9 miles -
Launceston 10.6 miles

**A substantial detached bungalow
benefitting from a range of large agricultural
buildings, set within just under 8 acres.**

- Spacious Detached Rural Property
- Range of Multi-Purpose Barns
- Sitting Room
- Generous Garden
- Freehold
- Approximately 7.86 Acres in All
- 3 Bedrooms (1 En Suite)
- Open Plan Kitchen / Dining Room
- Off Road Parking & Garage
- Council Tax Band: C

Guide Price £825,000

SITUATION

The property is located just over half a mile from the village of Warbstow with its thriving community spirit and primary school in the heart of the North Cornish countryside. The small village of Wainhouse Corner lies some 3.9 miles away with a Post Office/general store catering for day to day needs. The former market town of Camelford with its doctors, dentists and veterinary surgery is approximately 8.1 miles away with the picturesque North Cornish Coast approximately 6.9 miles north at Crackington Haven. The town of Launceston is 10.6 miles away offering an excellent range of shopping facilities including a 24-hour supermarket, doctors, dentists and veterinary surgery, together with a fully equipped leisure centre, two testing 18-hole golf courses and numerous sports and social clubs. From Launceston there is access to the A30 trunk road which connects the cathedral cities of Truro and Exeter, both with a diverse range of shopping facilities.

DESCRIPTION

A well-presented, detached bungalow providing spacious accommodation throughout which briefly comprises; 3 bedrooms (1 en suite), sitting room, open plan kitchen/dining room, utility, bathroom, integral garage, office and store room, range of multi-purpose barns, generous gardens and gently sloping land.



ACCOMMODATION

Front door opens into the entrance hall with built in storage and doors to the reception rooms and bedrooms.

The sitting room is a lovely size with an aspect to the front and side of the property and benefits from a wood burning stove.

The dining room benefits from a solid fuel stove and provides excellent additional reception room space which is open through to the kitchen which comprises; a range of wall mounted cupboards, base units and drawers, breakfast bar, built in double oven, separate induction hob, integrated dishwasher, inset sink, space for a fridge freezer, double doors to the garden and a door into the utility room.

The utility provides further cupboards, a sink, space for appliances, walk in pantry, separate WC and access into the integral garage with an electric roller shutter door, office and a store room housing the water treatment system.

The accommodation is completed with 3 bedrooms and a bathroom offering a bath, shower, WC and a wash hand basin.

Bedroom 1 boasts a lovely aspect over the rear garden and benefits from an en suite shower room with a shower, WC and a wash hand basin.

OUTSIDE

The property is approached by its own drive which offers ample parking for numerous vehicles in front of the property and integral garage.

To the front, the property enjoys an area of lawn with a range of trees and natural hedgerow boundary.

A secondary gated entrance at the front provides access into the yard with a concrete base and a range of substantial multi-purpose barns and a stable block with access to an adjacent fenced paddock. The multi-purpose barns offer a range of uses, depending on ones needs (subject to any necessary consents). The barns have light, power and water connected and were formally used by a business, the property offers scope for this with the independent access whether let out or operated by the owner.

To the rear of the property there is a generous enclosed rear garden which is laid to lawn with a patio terrace, range of trees, shrubs and flower beds.

To the rear of the garden and outbuildings there is a gently sloping pasture paddock which has been fully stock fenced.

In all the property extends to approximately 7.86 acres.

SERVICES

Mains electricity and owned 3-6 Kw array solar panels. Private water via a bore hole and rain water harvesting tank. Private drainage via a septic tank. Oil fired central heating (new boiler installed in 2022), wood burning stove and solid fuel Rayburn. Broadband available: Ultrafast and Standard ADSL. Mobile signal coverage: Voice and Data available (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 Launceston, take the A30 towards Bodmin, exiting at the Kennards House junction onto the A395, signposted North Cornwall and Camelford. Continue on this road for approximately eight miles and on reaching the market village of Hallworthy turn right sign posted Warbstow. Continue on this road for approximately 1.5 miles where the turning to the property will be found on the left and the property positioned shortly after the turning on the left hand side.

Whats3words.com

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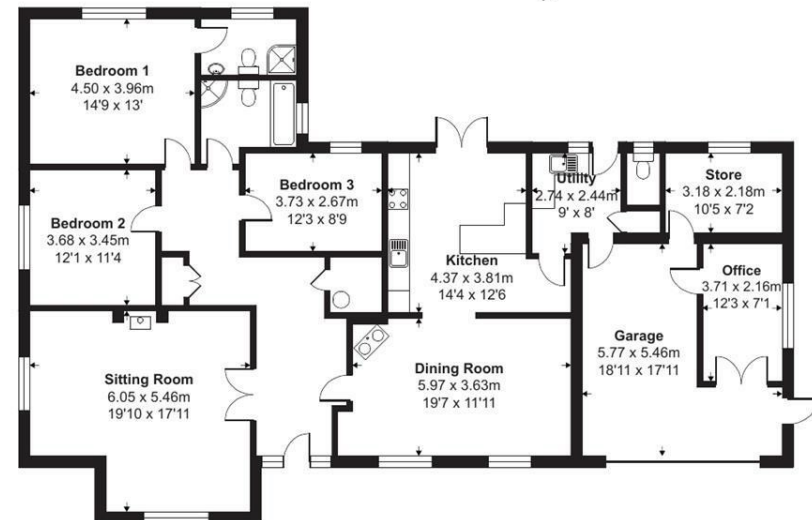
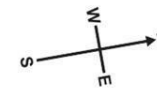


These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 1809 sq ft / 168 sq m (includes store)
 Garage & Office = 342 sq ft / 31.7 sq m
 Outbuildings = 6694 sq ft / 621.8 sq m
 Total = 8845 sq ft / 821.7 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1093594

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			72
(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	