



The Barn





# The Barn Middle Lords

Bolventor, Launceston, PL15 7TX

Bodmin 9.0 miles – Launceston 13.3 miles - Plymouth 31.6

A deceptively spacious barn conversion situated in a rural moorland location with over 2 acres.

- Detached Converted Barn
- Approximately 2.57 Acres in All
- 2 Bedrooms
- Versatile Accommodation
- Off Road Parking & Garage
- Rural Yet Accessible Location
- Freehold
- Council Tax Band: A

Guide Price £400,000

## SITUATION

The property is located next to A30 in the heart of the majestic Bodmin Moor, 2.5 miles from the hamlet of Bolventor, home to the famous Jamaica Inn Hotel. It is situated within easy access to the A30 trunk road, which links the Cathedral Cities of Truro and Exeter. At Exeter, there is a mainline railway station to London Paddington, International Airport and access to the M5 Motorway. The Town of Launceston is 13.3 miles away and offers a range of shopping facilities including a 24-hour supermarket, M&S Food Hall, doctors', dentists' and veterinary surgeries, educational facilities leisure centre and golf courses.

## DESCRIPTION

A detached converted barn positioned in the heart of Bodmin Moor offering spacious and versatile accommodation, a range of outbuildings and 2.57 acres in all.

## ACCOMMODATION

Sliding patio doors open into a substantial reception room with a wood burning stove, high ceilings, door through to a bathroom and steps up to a utility /boot room which in turn leads into the kitchen/breakfast room.





The kitchen comprises a range of wall mounted cupboards, base units and drawers, sink, solid fuel Rayburn, space for a range cooker, space for appliances, door to the garden and a most pleasant outlook across the land and moorland beyond.

The accommodation is completed with two double bedrooms which are both accessed from the sitting room and a study/snug which is accessed via the kitchen or Bedroom 1.

## OUTSIDE

The property is approached by a private drive leading to an area providing ample parking in front of a detached garage/workshop. The garden is located at the front of the property and is laid to lawn and enjoys views over the land and moorland beyond.

The land is split into two paddocks and offers a stable block comprising 2 stables, poly tunnel and 4 caravan hook up points (which will require inspection and re-approval).

In all the property extends to approximately 2.57 acres.

## AGENTS NOTES

The property has a certificate of Lawfulness under planning number PA12/03145.

We understand the property is not of a traditional build and doesn't have a building regulations certificate. Therefore, buyers will want to investigate whether their lender would consider the property prior to an offer being accepted.

For further information, please contact the Stags Launceston office.

## SERVICES

Mains Electricity. Private Water via a Borehole and Private Drainage via a Septic Tank. LPG Central Heating. Broadband available: 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, head west along the A30 towards Bodmin, continue for approximately 11.8 miles, turn left off the carriageway onto what is shown as a no through road. The first turning on your right forks in two, take the left-hand fork and you will reach the property.

## What3words.com

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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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		62	71
EU Directive 2002/91/EC			

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Approximate Area = 1566 sq ft / 145.5 sq m  
 Outbuilding (s) = 978 sq ft / 90.8 sq m  
 Total = 2544 sq ft / 236.3 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). © ncthecom 2024. Produced for Stags. REF: 1097693