



Little Norton Barn



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Callington, Cornwall, PL17 8QF

Callington 4.5 Miles - Launceston 6.8 Miles - Plymouth 19.8 Miles

A recently improved and beautifully presented 2 bedroom barn conversion in approximately 1 acre.

- 2 Double Bedrooms
- Recently Modernised and Improved
- 0.9 Acre Plot
- Tenure: Freehold
- Large Garden/Paddock
- Semi-Rural Setting
- Privately Owned Solar Panels
- Council Tax Band: D

Guide Price £475,000

SITUATION

The property is located in a peaceful and private position enjoying attractive rural views across the neighbouring countryside. Conveniently located between the towns of Launceston (6.8 miles) and Callington (4.5 miles), there is comprehensive range of amenities including supermarkets, schools, doctors', veterinary surgeries and leisure facilities. The city of Plymouth is just over 19 miles south, where there is an excellent and wider range of facilities including department stores, deep water marina and regular ferry services to northern France and Spain.

DESCRIPTION

A tastefully converted and recently modernised barn conversion in a most appealing, semi-rural setting constructed of natural stone, with cavity and breeze block walls, all under a slate roof. The property boasts a number of charming features combined with modern conveniences for comfortable living. Enjoying a large plot of 0.9 acres, a gravelled driveway and rural outlooks, viewings are highly recommended.

ACCOMMODATION

The accommodation is illustrated on the floorplan overleaf and briefly comprises the entrance porch directly access via the gravelled and level driveway. The internal hallway and kitchen/breakfast room have natural limestone tiles throughout with a useful store cupboard off the hallway, also housing the gas boiler.



The kitchen/breakfast room has been recently updated in 2024 with a range of base and wall mounted soft close storage cupboards, solid wooden work surfaces and LED downlighting. There are a number of appliances including a freestanding electric oven with induction hob, extractor fan, integrated washing machine and dishwasher. With an additional seating area/breakfast bar overlooking the garden and French doors to the same, this is a perfect place to sit and enjoy the peaceful and rural outlooks. There is a step down from kitchen/breakfast room to the sitting room, with solid hardwood flooring, large and feature windows, slate window sills and space for a freestanding electric fire.

There are 2 double bedrooms both with rural outlooks and wooden flooring. The family bathroom has been beautifully designed with a contemporary suite including matt black bathroom accessories, a large rainfall style shower, a double ended oval bath, WC and sink. The bathroom has been fitted with a pressured water tank and there is a useful airing cupboard with storage space. The kitchen, dining room and bathroom benefit from underfloor heating.

OUTSIDE

A gated access into the gravelled driveway provides ample off road parking for 3/4 vehicles. The extended gardens of the property include areas of more formal lawn with flower beds, mature shrubs and trees. The middle to lower parts of the plot offer a range of uses for those looking for the self sufficient lifestyle with space for raised vegetable beds and a fenced enclosure. There is a small timber field shelter in the lower paddock whilst the current owners have sheep grazing the land.

SERVICES

Mains electricity. Bulk LPG gas central heating. Private water via bore hole. Private drainage via septic tank and soakaway. Privately owned solar panels connected to a feed in tariff. uPVC double glazed throughout. Broadband available: Ultrafast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From Launceston take the A388 road south signposted Callington and Plymouth and continue on this road for 7 miles, passing through the village of Treburley and The Springer Spaniel public house. After 7 miles, at the crossroads, turn left signposted Duchy College and Stoke Climsland. Follow this road for roughly 0.5 miles and turn left (signposted unsuitable for long and wide vehicles). Continue for another 0.5 miles and the property will be found on the right hand side.

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AGENTS NOTES

- 1) We have been informed that the property has covenants restricting its use from being occupied by more than one family and/or as a holiday let. The property is suited for couples and families alike looking for a semi-rural country residence.
- 2) Caravans are permitted from being stored on the driveway. These covenants are applied to the house, the paddock is not affected.



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.



Approximate Area = 962 sq ft / 89.3 sq m
For identification only - Not to scale

Ground Floor

Ground Floor Plan Details:

- Sitting / Dining Room: 6.30 x 4.22 m (20'8" x 13'10")
- Kitchen: 5.36 x 3.00 m (17'7" x 9'10")
- Bedroom 2: 3.56 x 2.82 m (11'8" x 9'3")
- Bedroom 1: 4.45 x 9'10m (14'11" x 9'10")

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1108706



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		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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