



Penpethick Barn







Penpethick Barn

Camelford, Cornwall, PL32 9SE

Boscastle 3 miles – Tintagel 3 miles – Camelford 3 miles

A most impressive barn conversion with a pair of cottages and panoramic views towards the North Cornwall coastline.

- Popular Rural Position
- Well Presented Barn Conversion
- Two Holiday Cottages
- Pasture Paddocks and Woodland
- Freehold
- Countryside and Sea Views
- 3 Bedrooms
- Workshop and Multi-purpose Barn
- 17.30 Acres In All
- Council Tax Band: D

Guide Price £1,200,000

Stags Launceston

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SITUATION

The property enjoys a most appealing rural setting in an Area of Outstanding Natural Beauty, a short distance from the popular coastal villages of Boscastle and Tintagel, which are both only 3 miles away. The popular historic village of Tintagel offers numerous shops, primary school, doctors surgery, numerous pubs and restaurants and a wealth of sporting clubs and facilities. The south west coast path and beauty spots such as Bossiney Cove, St Nectans Glen and the Rocky Valley are all within easy reach.

The former market town of Camelford offers both primary and secondary schools as well as a comprehensive range of shopping facilities, including a chemist, Post Office, doctor's surgery, veterinary practice and sports centre and amenities catering for day to day needs.

The A39 Atlantic Highway is 2.9 miles from the property and links the coastal resort of Bude to the north and the popular town of Wadebridge to the south.

DESCRIPTION

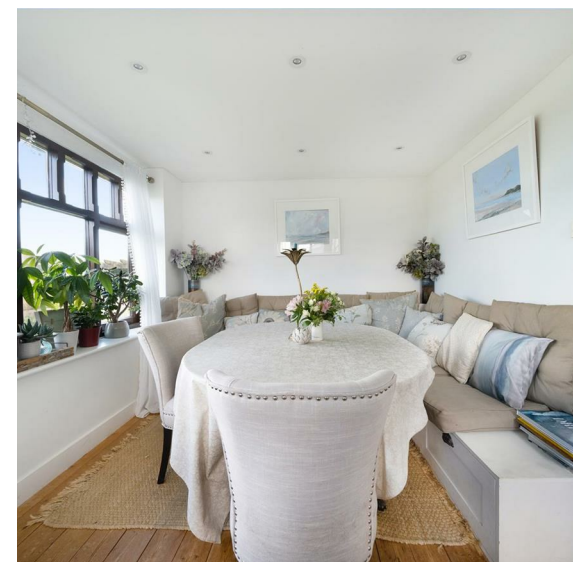
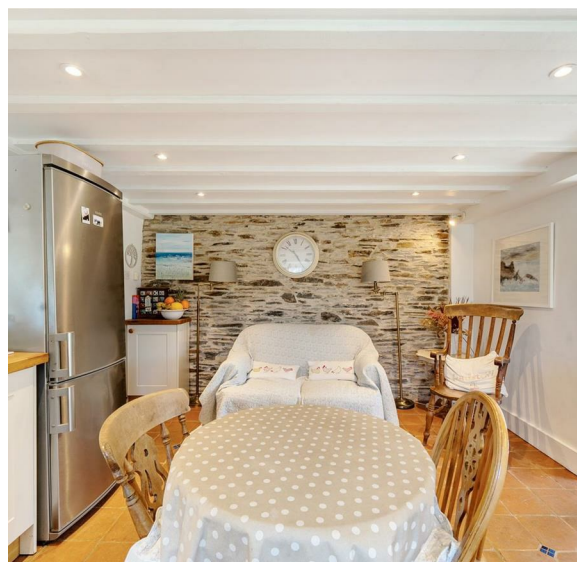
A beautifully presented stone barn conversion boasting an abundance of character throughout, together with a pair of impressive cottages providing a supplementary income. In addition, there are a range of outbuildings, studio/office, pasture paddocks and woodland, all benefiting from views over the adjoining countryside and across to the North Coast and Atlantic.

ACCOMMODATION

The front door leads into the entrance hall which in turn leads through to the attractive split-level sitting room with slate floor and a fireplace with wood burning stove and leading through to the dining/sun room which enjoys fabulous views towards the North Atlantic.

The kitchen/breakfast room has space for a range cooker, sink, space for appliances, an excellent range of fitted units with slate and wooden worktops, space for a sofa and a rear entrance hall/boot room with bespoke storage. The ground floor benefits from underfloor heating and is completed by a useful utility room with additional storage, space and plumbing for a washing machine and dryer, sink and a door to the ground floor WC.

The first floor has three bedrooms and an impressive bathroom with separate shower. Each of the rooms enjoy stunning far reaching views towards the sea.





THE COTTAGES

The two cottages both offer quality accommodation and each with their own small garden areas. They provide a lucrative supplemental income and further information on income can be provided upon request. The cottages could also be used as ancillary accommodation for those looking for multigenerational living.

OUTSIDE

The property is approached by a country lane into an extensive gravelled yard which provides access to the cottages. The property has an impressive garden laid mainly to lawn with seating areas for al fresco dining whilst enjoying the views over the grounds, land and coast beyond. Adjoining one of the cottages there is a studio/home office with access to a large storage area.

From the rear of the property there is a substantial multi-purpose timber barn with power and light connected and sliding door to a parking area and a driveway, providing a private secondary access and parking to the property separate from the Cottages.

The land extends to the north and west of the property and offers five pasture paddocks and a delightful woodland which has wonderful walkways through.

In all the property extends to approximately 17.30 acres.

SERVICES

Mains electricity. Private water via a shared bore hole and private drainage via a water treatment plant. Oil fired central heating. Broadband available: Standard ADSL. Mobile: Voice available (Ofcom). Please note the agents has not inspected or tested these services.

VIEWINGS

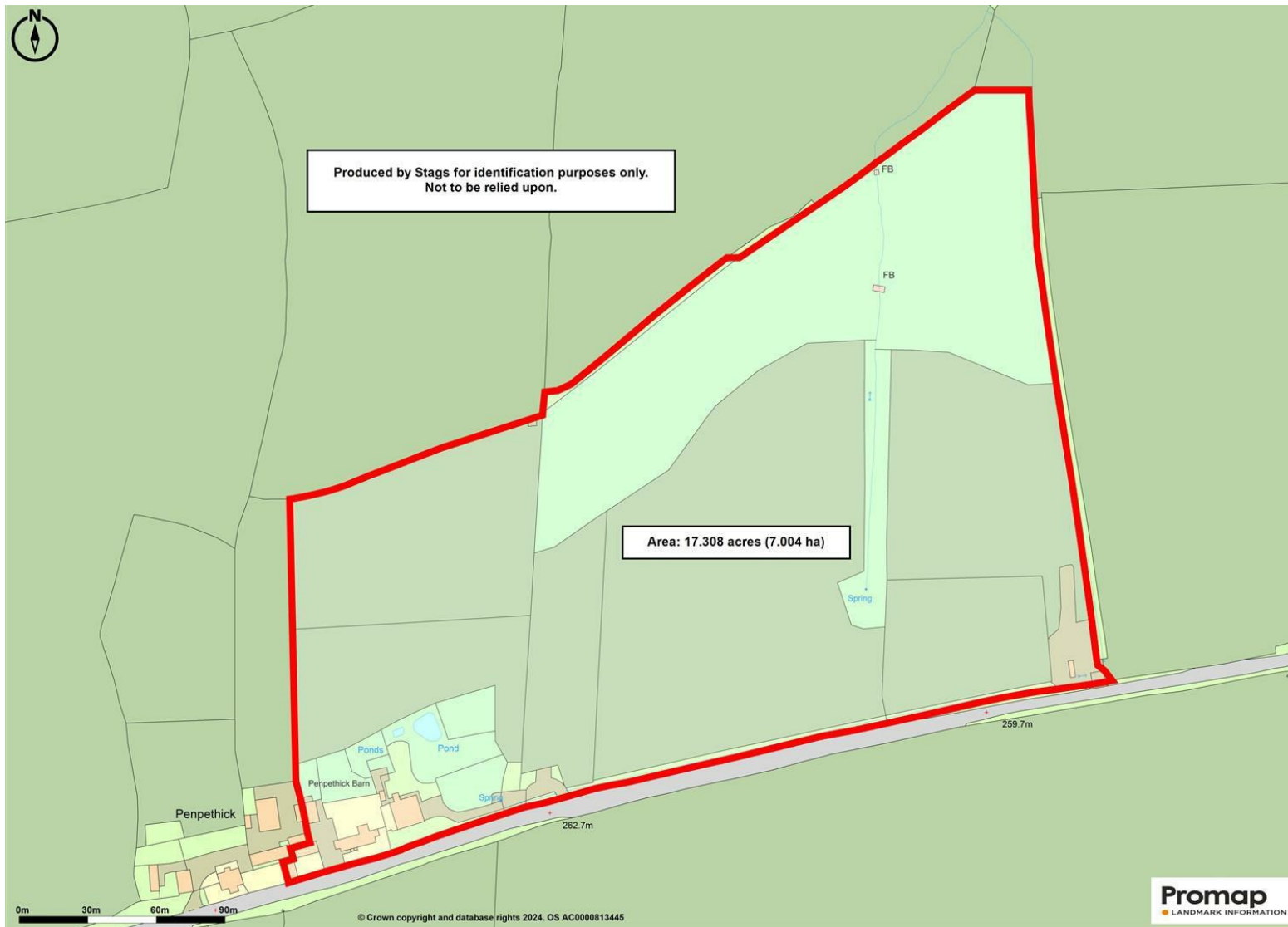
Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Camelford, head north on the A39 Atlantic Highway. Pass the right hand turning signposted Launceston (onto the A395), and take the next left hand turning, signposted for Boscastle and Tintagel. Follow this road for a mile and at the T-junction turn left. After just over a mile, at the crossroads, proceed straight ahead towards Tintagel and the property can be found after approximately 0.25 miles on the right-hand side.

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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			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Area = 1543 sq ft / 143.3 sq m
 Outbuilding(s) = 2103 sq ft / 195.4 sq m
 Annexe(s) = 816 sq ft / 75.8 sq m
 Total = 4462 sq ft / 414.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Stags. REF: 1081008

