



South Carne Farmhouse





# South Carne

Altarnun, Launceston, Cornwall, PL15 7SG

Launceston 9.9 miles - North Cornish Coast 12 miles -  
Plymouth 28.8 miles

**A Grade II Listed farmhouse set amongst  
a generous plot in a rural, moorland  
location**

- Semi-Detached Farmhouse
- Grade II Listed
- Edge of Moor Location
- Large Gardens
- Former Stone Barn with PP
- Outbuilding/Workshop
- Tenure: Freehold
- Council Tax Band: D

**Guide Price £495,000**

## SITUATION

The property is situated in a rural position on the edge of the Bodmin Moor, amongst the rural farming hamlet of South Carne. The location and immediate surroundings are highly desirable for those looking for horse riding, mountain biking and walking with direct access onto the vast expanses of Bodmin Moor. Altarnun and Five Lanes are approximately 1 mile East and offer a post office located in the village hall catering for day to day needs, tea room, primary school, a beautiful Church which is known affectionately as 'The Cathedral on the Moor' and access to the A30 linking the cathedral cities of Truro and Exeter. The popular moorland public house, The Rising Sun Inn, serves a fine range of food and drink and is only 1.2 miles from the property whilst a more comprehensive range of facilities can be found at Launceston, such as a 24-hour supermarket, M&S Food Hall, doctors', dentists', veterinary surgeries and much more.

## DESCRIPTION

A well presented semi-detached farmhouse situated in a rural farming hamlet on the edge of Bodmin Moor. The property has been the well cherished family home of the current owners for over 8 years and has remained in the family for generations. The property is mainly constructed of local granite under a slate roof and has the benefit of double glazed windows. There are large gardens, ample off road parking and a former stone barn which has been granted planning permission to convert into a residential annexe.

## ACCOMMODATION

The farmhouse presents a number of character features throughout whilst combining this successfully with modern day living and open plan space.





The entrance porch adjoins a utility area, both with cupboard space along with space and plumbing for white goods. The open plan kitchen/dining room has a range of fitted units and appliances including a double oven, dishwasher, fridge, induction hob, slate floors and Piatra worktops. Whilst there is underfloor heating throughout the ground floor, a prominent and beautifully exposed stone fireplace houses a wood burner with feature shelves either side and a cloam oven. The rear hall and porch leads to the enclosed rear garden, with 2 additional rooms which are currently used as office space. The sitting room has an impressive fireplace with a wooden lintel and an additional wood burner. In addition, there is a ground floor shower room off the kitchen.

The first floor presents 2 double bedrooms, 2 single rooms and a family bathroom. The principle bedroom has built in wardrobes with a generous ensuite shower room. Bedrooms 2 and 3 also have built in storage whilst the L shaped bedroom 4 could also be used as a further study if required. Both the ensuite and family bathroom have Velux windows, whilst the family bathroom has a separate shower and bath.

### OUTSIDE

The property is approached through the farming hamlet of South Carne into a private, gravelled driveway with ample off road parking for 6+ vehicles. There is a beautifully constructed stone wall running alongside the boundary of the driveway with the majority of the garden raised and on a gentle slope, with a separate access for vehicles. The grounds are mainly bordered by natural hedge boundaries with a range of mature trees, adjoining neighbouring farmland with far reaching rural views and space for small farm animals such as chickens. There is a large timber outbuilding with power and water connected, formerly used as a pony stable and now used as a workshop, storage rooms and a level concrete yard. There are sheltered areas with raised beds and steps to the enclosed rear garden. The garden directly at the rear of the property offers a brilliant entertaining space to host friends and family with level areas of lawn, patio and a fixed wooden gazebo with a slate shingle roof and power connected.

### STONE BARN

A former stone barn has been granted planning permission and Listed Building consent under application number: PA23/04474 for the conversion into a residential annexe. This offers an exciting opportunity for those who may look to have a dependent or independent relative living nearby.

### SERVICES

Mains electricity. Shared private water via a natural spring. Private drainage via sewage treatment plant. Oil fired central heating, underfloor ground floor and radiators first floor. Double glazed windows. Broadband availability: 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 vendors' appointed agents, Stags.

### DIRECTIONS

From the centre of Altarnun, proceed North out of the village passing the Church on the left hand side and take the left hand turning towards Trekannick and South Carne. Follow this lane for approximately 1 mile turning left at the junction towards South Carne. After 380m cross the bridge and turn left towards South Carne, following this lane for 0.7 miles where the entrance to the farmhouse will be on the right hand side opposite the neighbouring agricultural buildings.

what3words.com: ///shrug.jammy.coarser





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			
(102 plus)	A		81
(81-91)	B		
(69-80)	C		71
(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	

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Approximate Area = 1871 sq ft / 173.8 sq m  
 Outbuilding = 446 sq ft / 41.4 sq m  
 Total = 2317 sq ft / 215.2 sq m

For identification only - Not to scale

**Outbuilding 1 / 2**

**First Floor**

**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1128956