



The Lake House, Kingbeare



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North Hill, Launceston, Cornwall PL15 7NT

Launceston (A30) 8.6 miles South Cornish Coast 16.6 miles -
Plymouth 23 miles

A truly special and stunning barn
conversion in a most appealing rural
position with open countryside views

- Tranquil Location
- Beautifully Landscaped Gardens
- Detached Barn with Potential (STP)
- 3 Bedrooms
- Tenure: Freehold
- Stunning Rural Outlooks
- High Quality Finish
- Private Location
- Open Plan Living
- Council Tax Band: C

Guide Price £635,000

SITUATION

The property is nestled within the rural hamlet of Kingbeare, on the eastern foothills of Bodmin Moor and lies almost equidistance from Liskeard and Launceston. Both towns offer an excellent and diverse range of shopping, educational and leisure facilities. The A30 at Launceston connects the Cathedral cities of Truro and Exeter, whilst the mainline railway station at Liskeard provides access to Plymouth and London.

DESCRIPTION

A sympathetically and exceptionally well converted barn seamlessly blending rustic charm with modern elegance, offering a true haven of luxury and tranquillity. Carefully combining the benefits of modern day living whilst retaining a number of character features, this luxury conversion was completed in 2019 by the current owners and is now being offered for sale with no onward chain. Constructed of stone underneath a slate roof, this detached barn is a property needs to be viewed to fully appreciate the the tranquillity and privacy of the setting.



ACCOMMODATION

Careful consideration has been given throughout every inch of the conversion which has been finished to a high specification and remains impeccably presented throughout. Porcelain floor tiles extend throughout much of the barn, working in sync with the underfloor heating. The luxury open plan living space is simply stunning with a flawless design embracing the far reaching views over the gardens, neighbouring farmland and woodland beyond with open corner bi-fold doors. The kitchen is fitted with a range of high-end AEG appliances including a combination microwave oven, a steam oven, induction hob and flush fit ceiling fan, a Quooker Cube tap, dishwasher and fridge/freezer with stylish Carrara Misterio Quartz worktops which elevate the beautiful space.

Throughout the property is various storage space, with 2 boarded lofts, utility room / walk in pantry with plumbing for white goods and a hallway store cupboard. The 3 bedrooms all offer different features, with the principle bedroom having French doors opening to encompass beautiful views over garden, lake and beyond. There is a stylish en-suite shower room whilst a separate family bathroom with a larger than average shower cubicle that services the rest of the property.

OUTSIDE

The meticulously manicured gardens are the perfect spot to enjoy the rural views, wildlife and tranquillity. Embracing the unique position, the decked area faces southwards over the neighbouring farmland and features a salt water Arctic Spa offering a soothing escape from the stresses of day-to-day life. A beautiful Japanese garden embraces the natural stream and waterfall, whilst the productive vegetable plot is perfect for the more green fingered looking to be self sufficient, all bounded one side by a range of mature broadleaf trees. The property is accessed through a wide entrance over a small shared area, leading to a gravel driveway which provides parking for multiple vehicles. Additionally, there is a pumphouse for the private water filtration system. A detached Duchy barn offers huge scope to convert, subject to gaining the necessary consents with an extra potting shed in the garden, a perfect gardeners retreat. In addition, the garden room is an ideal space for those wanting to work from home, being fully double-glazed and insulated with ultra-fast fibre broadband available and power connected.

SERVICES

Mains electricity. Private water via bore hole. Private drainage via sewage treatment plant. Powder coated aluminium double glazing windows throughout. Oil fired central heating and under floor heating. Broadband availability: Ultrafast and Standard ADSL. Mobile Signal coverage: Voice and Data limited availability (Ofcom). Please note the agents has not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From Launceston head south on the B3254 passing through the village of South Petherwin. At the crossroads at Congdons Shop, continue straight over, passing through the hamlets of Berrio Bridge and Middlewood. Proceed out of Middlewood for ½ a mile and turn right after the Bathpool sign on the left. Proceed along this country lane for 0.5 miles where the property will be located on the left hand side, identifiable by a Stags for sale board.

what3words.com: ///unionists.swept.soulful



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		87
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(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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