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Downicary Chapel Stable



St. Giles-on-the-Heath 0.9 miles -  
Launceston 5.5 miles

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A delightful barn  
conversion, set within a  
charming rural position.

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- Barn Conversion with 12 month Holiday Use
- Income Potential
- 2 Bedrooms
- Open Plan Kitchen / Living Area
- Bathroom
- Garden
- Lovely Countryside Views
- Off Road Parking
- Freehold
- Council Tax Band: Business Rates

Guide Price £235,000



### SITUATION

The property enjoys an enviable rural position only 0.9 miles from the village of St. Giles-on-the-Heath. The thriving and popular village provides a village store, public house, school, good community spirit and various amenities. Launceston (5.5 miles) has a more extensive range of shopping, leisure and health facilities and connection onto the A30 dual-carriageway link between the Cathedral cities of Exeter and Truro.

### DESCRIPTION

A most impressive detached, holiday restricted barn conversion which is presented to a high standard throughout with exposed beams and wooden double glazed windows. The property enjoys a rural yet accessible position with off road parking, a lawned garden and provides an opportunity for excellent income potential.

### ACCOMMODATION

The front door leads into a most impressive open plan kitchen/living area with exposed beams, impressive slate flooring, built in cupboards and a charming stone fireplace housing a wood burning stove. The kitchen offers a range of wall mounted cupboards, base units and drawers, Belfast sink, integrated dishwasher, and a built in cooker with a hob and extractor hood over. Off the living area, there is a double bedroom with an aspect over the rear garden. Stairs lead to the first floor which offers a stunning principal double bedroom which enjoys views over the surrounding countryside and a modern family

bathroom with a bath, WC and wash hand basin.

### OUTSIDE

To the front of the property there is a generous drive providing off-road parking. The gardens to the rear are accessed by side gate with the rear garden split onto two levels and predominately laid to lawn. The gardens offer a stunning vantage point over the surrounding countryside and include a patio area and a decked terrace at the top of the garden.

### SERVICES

Mains electricity, private water via a borehole and water treatment plant, private drainage via a septic tank. Electric radiators and wood burning stove. Broadband availability: Standard ADSL, Mobile signal coverage: Voice and data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

### VIEWINGS

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

### DIRECTIONS

From Launceston take the A388 towards Holsworthy. On reaching the village of St Giles on the Heath, turn right beside the Pint and Post Inn. Continue out of the village to the bottom of the hill. Go over the small bridge and take the first turning right. Follow this road for approximately 0.2 miles and the property will be found on your left.


[what3words.com](http://what3words.com)

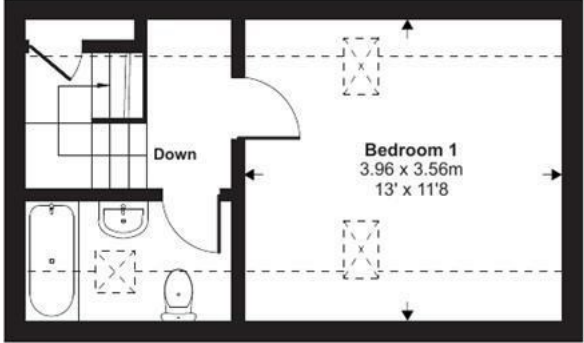
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Approximate Area = 616 sq ft / 57.2 sq m  
 Limited Use Area(s) = 76 sq ft / 7 sq m  
 Total = 692 sq ft / 64.2 sq m

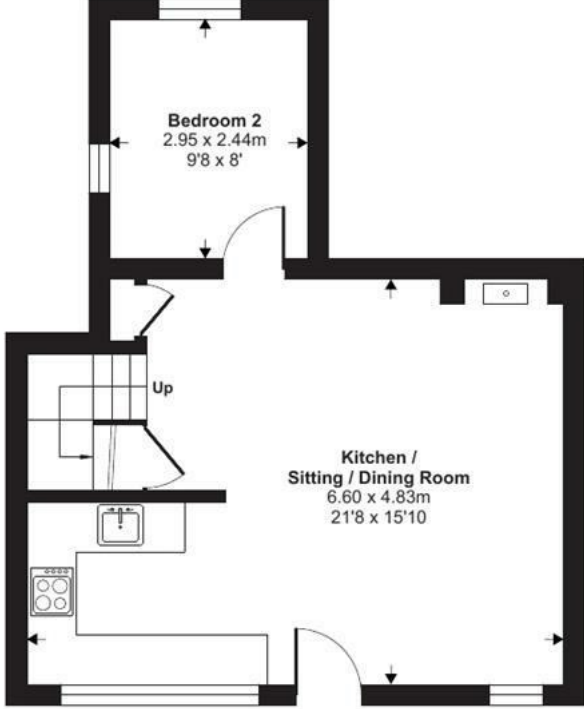
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**First Floor**

**Denotes restricted  
head height**



**Ground Floor**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1125171

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
(92-100) A	(81-91) B		86
(74-80) C	(69-73) D		
(55-68) E	(49-54) F		
(35-54) G	(1-34) H	5	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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