



Lower Misty Corner Barn



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Rockhead Street, Delabole, Cornwall, PL33 9BU

Trebarwith Beach 2.3 miles - Wadebridge 10.7 miles -
Launceston (A30) 18.5 miles

A detached barn conversion with an adjoining 2 acre paddock and stunning rural views situated only 2 miles from the north Cornish coastline

- Pasture Paddock
- Detached Car Port
- 3 Double Bedrooms
- Tenure: Freehold
- Stunning Countryside Views
- No Onward Chain
- Open Plan Kitchen/Diner
- Council Tax Band: C

Guide Price £650,000

SITUATION

The property is located on the fringes of Delabole, in an elevated position with stunning rural outlooks over some of Cornwall's breath-taking scenery and rolling countryside. Delabole is a highly sought after Cornish village in the heart of North Cornwall the coastal town of Tintagel less than 4 miles north, steeped in magic and history offering walks along the dramatic coastline with stunning views. The ever popular Trebarwith Beach is just over 2 miles north whilst the more famous, traditional fishing village of Port Isaac lies around 7 miles further along the coastline.

DESCRIPTION

A traditional 3 bedroom barn conversion with a range of typical character features combined with modern day conveniences, a generous level garden and an adjoining pasture paddock. The property has been enjoyed by the current owners as a bolt hole in Cornwall for a number of years and presents an exciting opportunity to extend (subject to regaining the necessary consents), having had permission granted in 2013 for a single storey extension.



ACCOMMODATION

Various character features are on show throughout the property such as slate window sills, vaulted ceilings with A-framed beams and slate floors. The conversion encompasses the far reaching rural outlooks, with both the kitchen and sitting room enjoying the beautiful outlooks across the gardens and the paddock. Tiled slate floor and underfloor heating throughout the property provides a warm and welcoming feel, with the kitchen comprising a range of wooden base and wall mounted units, an island with seating to one end and various appliances including a freestanding Range style cooker, dishwasher, washing machine and a fridge/freezer. The dining area to one end enjoys natural light through the velux window, with steps down to the triple aspect sitting room with wooden flooring. French doors from the sitting room open to the rear patio and gardens.

Steps from the dining room lead through the main hallway where the property offers 3 double bedrooms all with exposed wooden beams. The principle bedroom to the far end has an ensuite shower room whilst the family bathroom services the rest of the property. There are oak doors for all 3 bedrooms, with an airing cupboard housing the hot water tank, shelving and underfloor heating controls.

OUTSIDE

The property is approached via a wooden gated access to the private driveway and car port, offering ample parking space for 4-5+ vehicles. The oak framed car port has a slate roof in keeping with the barn conversion and has power and light connected. The formal gardens adjoin the property and offer a large area of level lawn, with a separate gated access into the pasture paddock. The paddock enjoys a relatively level area of pasture which gently slopes away towards one end. In all, the property extends to 2.34 acres or thereabouts.

SERVICES

Mains electricity and water. Oil fired underfloor heating. Wooden double glazed windows throughout. Private drainage via shared septic tank. Broadband availability: Ultrafast, Superfast and Standard ADSL, Mobile signal coverage: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

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

DIRECTIONS

From the centre of Delabole, proceed for 1 miles heading north east along High Steet towards Camelford and upon exiting the village, the property will be found immediately on the right hand side identifiable by a Stags for sale board.

what3words.com: ///dotted.cattle.scrub

FURTHER INFORMATION

- 1) The vendors will be placing an overage clause on the pasture paddock with a 25% share of uplift in any value (by valuation) upon any residential planning permission being granted within 20 years from the date of completion.
- 2) Before the gated entrance there is a right of way for the neighbouring property. There is a public footpath which is gated and fenced alongside the driveway which leads through the top of the paddock. Please see the Cornwall Council Interactive Map for the location.



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 = 1135 sq ft / 105.4 sq m (exclude carport)
For identification only - Not to scale

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1138593



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 76 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 18 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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