



Garleys Barn



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Sharptor, Liskeard, PL14 5AT

Liskeard 7.3 miles - Launceston 10.2 miles - Plymouth 23.2 miles

A most impressive barn conversion which has been tastefully updated by the current owners.

- Most Impressive Detached Barn Conversion
- 4 Bedrooms (1 En Suite)
- 3 Reception Room
- Impressive Kitchen / Breakfast Room
- Superb Far Reaching Views
- Off Road Parking & Garage
- Approximately 3.52 Acres
- Delightful Enclosed Garden
- Freehold
- Council Tax Band: E

Guide Price £795,000

SITUATION

The property enjoys a private and secluded location on the edge of the small hamlet of Sharptor. Accessible on foot is the majestic Bodmin Moor, which is in an Area of Outstanding Natural Beauty, with Sharptor, Minions and the natural granite tor of The Cheesewring being close by. The village of Upton Cross is approximately 1.8 miles away with its public house, primary school and the well renowned open air Sterts Theatre. The town of Liskeard is within 7 miles and has a more comprehensive range of shopping facilities including supermarkets, doctors, dentists and veterinary surgeries together with a main line rail station serving London Paddington (via Plymouth). The historic market town of Launceston is approximately 10 miles away with access to the A30 and a range of further amenities and schooling. The property sits almost equidistant between the North and South coasts with their idyllic sandy beaches and picturesque villages.

DESCRIPTION

A superbly presented detached 4 bedroom barn conversion, which offers versatile accommodation and enjoys impressive far reaching views. The property has been tastefully updated by the current owners including recently fitted windows and doors throughout to provide a stunning family home with the benefit of over 3 acres adjacent the property for one to enjoy.

ACCOMMODATION

Front door leads into an inner hall with a welcoming log burner, which opens into the pantry and impressive kitchen/breakfast room. The kitchen has recently been installed by the current owners and comprises; a range of wall mounted cupboards, base units and drawers, space for a range cooker, inset sink, integrated dishwasher and double doors from the breakfast area out to the garden.



From the inner hall, adjacent to the kitchen there is a pantry with matching cupboards to those in the kitchen, a butler cupboard providing additional storage and space for a fridge freezer.

The dining room is a delightful reception room and an excellent space for those looking to entertain with a feature stone fireplace and useful built in storage cupboard.

The charming sitting room enjoys a beautiful aspect over the garden and benefits from a stone fireplace housing a wood burning stove.

From the hall there is access into the utility which provides additional cupboards, sink, space for appliances, door to the outside and a door through to the family room with a second staircase leading to Bedroom 4 above, which benefits from an en suite bathroom. This wing of the house also offers scope to be used as self-contained wing, should someone require and subject to any necessary consents. The ground floor is completed by a WC.

The first floor from the primary staircase provides a landing, recently installed family bathroom and 3 double bedrooms, each with built in wardrobes and fantastic far reaching views. The bathroom offers a fully sealed wet room with walk-in shower, freestanding bath, bespoke polished plaster finish, inset vanity unit, WC and underfloor heating.

OUTSIDE

To the front the property is off road parking for 2 cars with a pedestrian gate at the side leading to the garden.

The garden is a key feature of the property and offers a generous space which is predominately laid to lawn with a range of mature trees, shrubs, flowers, and a useful outside store. A gravel path leads to a terrace area providing a perfect position for al fresco dining. The garden also enjoys the backdrop of the far reaching and most impressive views that the property has to offer.

Adjacent to the property there is a single garage and further off road parking in front of a gate which leads into the property's land. The land is all gently sloping and has been split into multiple areas by the current owners to provide; a vegetable garden, apple orchard and fruit cages, chicken run, pasture paddocks and a stone barn which provides useful storage and has been used by the current owners for outside entertaining with a built in pizza oven and brick BBQ.

In all the property extends to approximately 3.52 acres.

VIEWINGS

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

SERVICES

Mains electricity and water, private drainage via a septic tank. Oil fired central heating 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.

DIRECTIONS

From Launceston take the B3254 passing through the village of South Petherwin and on reaching the crossroads at Congdon Shop, continue straight across signposted to Liskeard and North Hill. Follow the road for approximately 2 miles crossing the River Lynher at Berriobridge. Continue along this meandering country lane for approximately 2 miles and on reaching the small hamlet of Darleyford, turn right signposted Henwood, proceed up the hill in to the village. Follow the road round to the left and out of the village for a 500 meters taking the right hand fork at the No Through Road sign. Follow the road up the hill were the property will be located on the left hand side.

What3words.com - ///cricket.text.delays



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 = 2305 sq ft / 214.1 sq m
 Limited Use Area(s) = 101 sq ft / 9.4 sq m
 Total = 2406 sq ft / 223.5 sq m
 For identification only - Not to scale

Ground Floor

- Sitting Room: 5.66 x 3.66m (14'5" x 12')
- Dining Room: 4.34 x 3.73m (14'3" x 12'3")
- Kitchen / Breakfast Room: 7.44 x 2.69m (24'5" x 8'10")
- Pantry: 2.74 x 2.51m (9' x 8'3")
- Utility: 3.25 x 2.69m (10'8" x 8'10")
- Family Room: 5.44 x 3.25m (17'10" x 10'8")

First Floor

- Bedroom 1: 5.05 x 4.04m (16'7" x 13'3")
- Bedroom 2: 3.18 x 3.00m (10'5" x 9'10")
- Bedroom 3: 3.18 x 2.90m (10'5" x 9'6")
- Bedroom 4: 4.62 x 4.52m (15'2" x 14'10")

Energy Efficiency Rating

Rating	Current	Potential
A (92 plus)		82
B (81-91)		
C (69-80)		
D (55-68)	59	
E (39-54)		
F (21-38)		
G (1-20)		

England & Wales EU Directive 2002/91/EC

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