



Oak Barn



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Altarnun, Launceston, Cornwall, PL15 7SG

Launceston 9.5 miles - North Cornish Coast 12.3 miles -
Plymouth 28.6 miles

A detached barn in a private rural setting on the edge of Bodmin Moor

- Stunning Moorland Location
- 4 Double Bedrooms (1 En-suite)
- Private Gated Entrance
- Lawned Gardens
- Tenure: Freehold
- No Near Neighbours
- Open Plan Kitchen/Diner
- Ample Off Road Parking
- Ideal Family Home
- Council Tax Band: C

Guide Price £575,000

SITUATION

The property is situated in an idyllic rural setting on the foothills of Bodmin Moor, within an (AONB) and on the edge of the rural farming hamlet of South Carne. Set at the end of a private and gated lane, surrounded by open countryside, the property enjoys rural outlooks from much of the accommodation and gardens. Rural yet accessible and with no immediate neighbours, the property is approximately 1 mile from the village of Altarnun and Five Lanes, which 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 fantastic opportunity to acquire a detached barn conversion offering a combination of rural seclusion and stylish modern living. For the first time on the market in over 25 years, the property is believed to have been converted in 2000 and later extended to the rear, with a block extension in 2020. The property has been sympathetically converted to create a well-balanced family home with character and comfort in equal measure in a fantastic rural setting.



ACCOMMODATION

The accommodation is arranged around a large open-plan kitchen/diner, which enjoys far reaching rural outlooks. The kitchen comprises a range of fitted units, built in understairs storage and a breakfast bar. There is space and plumbing for a dishwasher, with extra space for freestanding white goods. The dining area enjoys an outlook over the patio and lawned gardens, with connecting French doors. There is a large sitting room with fireplace housing a woodburning stove. There is a ground floor study, a rear entrance hall with a utility area, space and plumbing for further white goods, a sink and a ground floor shower room.

There are solid Oak doors throughout the barn and a matching staircase and hand rail which leads to the first floor. There are four generously sized double bedrooms, including a principal suite with en suite facilities. Three of the largest rooms have walk in wardrobes, whilst the smallest double has the benefit of the fantastic rural outlooks. The family bathroom services all three other bedrooms, with a freestanding roll top bath and a separate shower cubicle.

OUTSIDE

The property is approached via a private driveway through a gated entrance to a large area of hardstanding with ample parking, turning space and additional hardstanding on the opposite side. The lawned gardens extend mainly to one side of the property, tiered into two level areas and secured by fenced boundaries. There are several seating areas ideal for outdoor entertaining or simply enjoying the peace and privacy.

SERVICES

Mains electricity. Private drainage via septic tank. Private water supply via borehole. Oil fired central heating and woodburning stove. Broadband availability: Standard and Ultrafast. Mobile signal coverage: Limited (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 Altarnun, proceed North out of the village passing the Church on the left hand side and take the left hand turning towards Trekennick 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 passing through the farming hamlet of South Carne and bear left, proceeding for approximately 265m, where the gated entrance will be on the left hand side.

what3words.com
Start of lane: ///monument.superhero.await
Property: ///crisp.bank.slyly



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		79
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999

