

D. R. Kivell  
COUNTRY PROPERTY

Water Wheel Barn  
Launceston, Cornwall







## Water Wheel Barn,

Penhole, Coads Green, Launceston PL15 7LZ

Bude 2 miles · Widemouth Bay 3 miles Launceston 18 miles · Exeter 56 miles

 3 Bedrooms  2 Reception Rooms  EPC D60

Impressive and well presented, 3 bedroom, 2 reception room Grade II listed barn conversion in a quiet hamlet. Indoor heated swimming pool. Generous lawned gardens. Rural, accessible location. No onward chain.

Water Wheel Barn is quietly located in the small hamlet of Penhole, conveniently located on the edge of the popular village of Coads Green, which has a primary school, village hall and a monthly Farmers market. Lewannick 3 miles to the north west offers a public house, village stores and Post Office, primary school and Doctors surgery. The A30 can be accessed 5.5 miles to the north west at Plusha. Launceston 7 miles to the north east offers further day to day facilities, individual shops, supermarkets, recreational facilities, private and state schools. Plymouth is 22 miles south east, Truro 44 miles to the south west and Exeter is 52 miles to the north east.

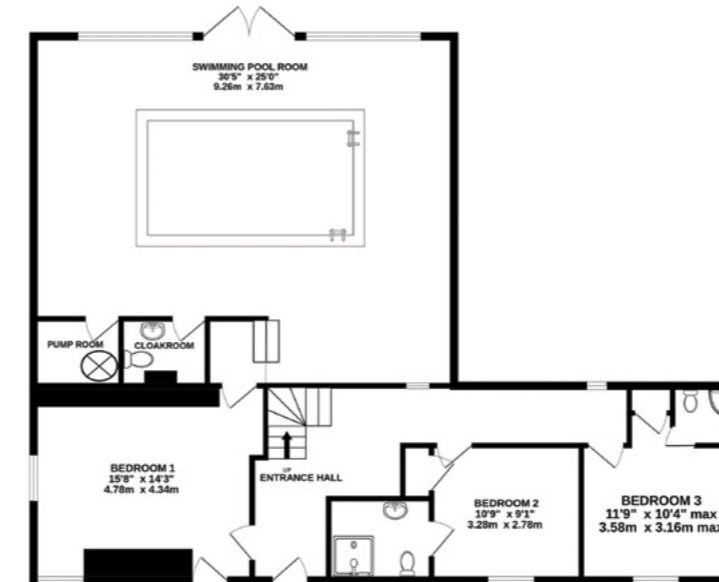
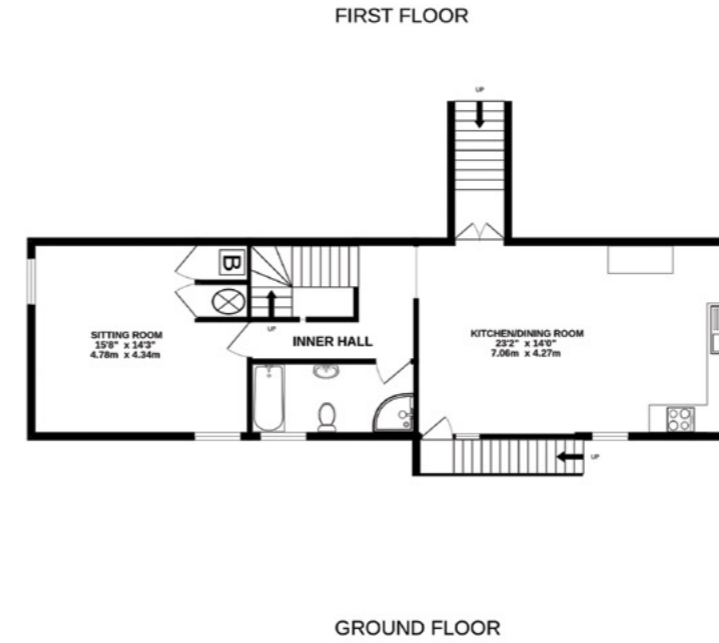
Water Wheel Barn is an outstanding Grade II listed stone built barn conversion presented to a high standard of finish maintaining much of its original character and charm. Converted with the reverse accommodation providing a light and airy living space on the first floor, the accommodation benefits from high vaulted ceilings, exposed timber floors on the first floor, and tiled floors throughout the ground floor. The barn is heated by an oil fired central heating boiler and has hardwood double glazed windows and doors. The accommodation briefly comprises: Granite steps lead up the front of the barn to the first floor to a fully glazed entrance door leading into the:- Kitchen / Dining Room; Fitted wall and base units under granite affect worksurfaces, sink/drain, built in dishwasher space for washing machine, built in electric oven, hob with extractor fan above, vaulted ceiling with exposed 'A' frame beams, exposed stone feature walls opening to; Inner Hall. Staircase descends to the ground floor, exposed 'A' frame beams and doors to Bathroom; Corner shower, w/c, wash hand basin and bath. Sitting Room; A dual aspect room, windows to the front and side, built in storage cupboards, exposed 'A' frame beams. Fitted cupboards which houses a Worcester / Bosch oil fired central heating boiler and hot water cylinder. On the ground floor; Entrance Hall; staircase to the first floor. Bedroom 2; Window to the front with original character Oak surround, built in wardrobe, en-suite, shower cubicle, wash hand basin and w/c, heated towel rail. Bedroom



3; Window to the front, built in wardrobe, en-suite, corner shower, wash hand basin and w/c. Bedroom 1; A double aspect room with window to the side and window and door opening to the front and one to the rear to the : Swimming Pool room: 9.26m x 7.63m (30'5 x 25') Swimming Pool 6m x 3m with a riven paved surround and seating area. Central heating radiators. Cloakroom; w/c and wash hand basin. Pump and purification room; filtration and electric controls.

### Outside

A gated entrance opens onto a gravelled drive leading to the side and front of the barn which provides ample parking for 3 or 4 cars. At the rear of the barn is a large enclosed lawned garden with flowerbed borders. A stone paved patio provides a secluded area for alfresco dining and entertaining, whilst enjoying the views over the surrounding countryside.





## Services

<b>Water</b>	Mains
<b>Drainage</b>	Private Septic tank
<b>Electricity</b>	Mains
<b>Heating</b>	Oil fired central heating
<b>Telephone</b>	Openreach Connection <a href="http://www.checker.ofcom.org.uk/">www.checker.ofcom.org.uk/</a>
<b>Broadband</b>	Openreach Connection <a href="http://www.checker.ofcom.org.uk/">www.checker.ofcom.org.uk/</a>
<b>Mobile Availability</b>	<a href="http://www.checker.ofcom.org.uk/">www.checker.ofcom.org.uk/</a>
<b>Council Tax Band</b>	E
<b>EPC</b>	D60

## Local Authority

**Cornwall Country Council**, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. 0300 1234100

## Tenure

The property is offered for sale freehold with vacant possession on completion.

## Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810. All viewings are to be accompanied without exception.

## What3words Location Finder

[tasks.metro.scorch](https://tasks.metro.scorch)

## Directions

From Launceston follow the A30 towards Bodmin and at the Plusha junction take the B3257 towards Callington. Continue for approximately 5 miles, on entering Coads Green take the first right turning, sign posted "Oakfield", continue for approximately 1 mile, on passing through Penhole, then turn immediately left onto the private road and then first left to Water Wheel Barn.

## Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





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