



D. R. Kivell
COUNTRY PROPERTY

Penhole Farmhouse
Launceston, Cornwall



Penhole Farm

Coads Green, Launceston, Cornwall, PL15 7LZ

 5 Bedrooms

 EPC F30

 4 Reception Rooms

 11.29 Acres

Outstanding and well located 5 bedroom, 4 reception room period house in a sought after and accessible location. Extensive complex of traditional barns and general purpose buildings with potential for conversion. 11.29 acres of grassland paddocks and amenity woodland. Far reaching views.

Penhole Farmhouse is quietly set 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. 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.

Penhole Farmhouse is a substantial, well-presented 5 bedroom, 4 reception room house is set on the entrance to the buildings in lawned and landscaped garden and enjoys far reaching views. The complex of traditional barns, modern general purpose and livestock buildings with potential for conversion, are conveniently arranged around concrete yards. The land extends to approximately 11.29 acres of quality, level or gently sloping grassland and amenity woodland.

Penhole Farmhouse is a most appealing and well-proportioned farmhouse dating back to 1880 and is built of cut stone and granite, benefiting from mainly uPVC double glazed windows, oil fired central heating, many characterful features including slate floors, Inglenook fireplaces and solid wood doors. The accommodation briefly comprises; Entrance Hall, slate flagstone floor, staircase rises to the first floor, understair

storage cupboard. Dining Room; Open fireplace, slate hearth, ornate cast iron surround, wood burning stove, sash window with wooden shutters to the front overlooking the garden. Sitting Room; a dual aspect room with picture window to the front, double glazed window to the side overlooking the yard and land beyond. Kitchen / Dining / Living Room; a most welcoming room, slate flagstone floor, exposed wooden lintels, two windows to the side overlook the yard and landscape beyond. Fitted base units, black granite effect worksurfaces, space and plumbing for dishwasher and fridge, built in electric oven and oil fired 4 oven Aga with 2 cooking rings and warming plate, partly inset to the inglenook fireplace which has a cloam oven. Rear Entrance Hall; Wood laminate flooring, exposed beams, part glazed wooden door opens to rear entrance porch with stable door to the rear, slate flagstone floor, door opening to the side into the carport. Inner Hall; Staircase rises to the first floor, window to the side, laminate flooring. Utility; Space and plumbing for washing machines and tumble dryer, fitted unit with inset stainless steel sink and tiled floor. Wet Room; Shower, wash hand basin and w/c, tiled floor and fully tiled walls. Study; a dual aspect room, windows overlooking the garden, slate flagstone floor and original slate shelf. On the First Floor; Staircases rises from the entrance hall to split level landing with window to the front and upper landing with a quiet seating area, built in eaves storage cupboard. Bedroom 4; Double glazed window to the side, original pitch pine exposed floor. Bedroom 5; Double glazed window to the side, a large double room. Bedroom 2; Inset cast iron fireplace (disused) and sash window to the front overlooking the garden. Bedroom 3; original pitch pine flooring, double glazed window to the side, enjoying far reaching views, built in cupboard. Bathroom; Wood laminate flooring, double ended bath, w/c, vanity unit wash basin below and mirrors above, heated towel rail and window to the side. Second landing; Staircase rises from the inner hall. Bedroom 1; original pitch pine flooring, built in airing cupboard, window overlooking the rear garden and farmland beyond.





Measurements are approximate. Not to scale. Illustrative purposes only
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Gardens

At the front and side of the house are formal lawned and landscaped gardens with flowerbeds, specimen shrubs and trees. A gravel drive at the front sweeps around a central lawned island, with a water feature and flowering cherry tree. A pedestrian gate leads to the side and rear to a further substantial lawned garden which is interspersed with specimen shrubs and trees and also there is an aluminium framed greenhouse.

The Buildings

The extensive livestock, general purpose buildings and traditional barns with potential for conversion are arranged around easily managed concrete yards and briefly comprise:

1. Traditional Stone Barn: 4.84m x 3.72m (15'10" x 12'2")
2. Adjoining Traditional Stone Barn: 7.90m x 4.65m (25'11" x 15'3")
3. Traditional Stone Barn: 16.65m x 6.04m (54'7" x 19'9")
A two storey barn with livestock accommodation below and a loft above.
4. Traditional Stone Barn: 16.45m x 4m (53'11" x 13'1")
Two storey livestock accommodation below and loft above
5. Adjoining Stone Barn: 4.62m x 2.81m (15'1" x 9'2") Single storey
6. Lean To Barn on the end of number 3: 5.85m x 2.71m (19'2" x 8'10")
7. Machinery and Grain Store: 12.86m x 7.52m (42'2" x 24'8")
8. Livestock Building: 18.29m x 18.29m (60' x 60')
Livestock accommodation to either side with a central feed passage
9. Livestock Building: 10.48m x 19.28m (34'4" x 63'3")
Livestock accommodation with feed passage

10. Lean to Livestock Building: 19.28m x 7.46m (63'3" x 24'5")
11. Grain / Machinery Store: 8.95m x 14.54m (29'4" x 47'8")
12. General Purpose / Machinery Store: 9.95m x 9.30m (32'7" x 30'6")
13. Silage Clamp Building: 8.58m x 24.40m (28'1" x 80'0")
14. General Purpose Building: 8.81m x 6.36m (28'10" x 20'10")
15. General Purpose / Livestock Building: 33.53m x 11.81m (110'0" x 38'8")
16. Livestock Building: 18.20m x 6.43m (59'8" x 21'1")
Divided into 4 pens with feed troughs and turn out pens to the front
17. Livestock Building: 28m x 13.05m (91'10" x 42'9")
Divided into 6 pens with feed barriers to the front.
18. Fodder Store and Livestock Building: 22.71m x 14m (74'6" x 45'11")
19. Livestock Building: 23.45m x 10.74m (76'11" x 35'2")
Concrete turnout yard / feed area to the front
20. Stables: 11.88m x 4.57m (38'11" x 14'11")
Divided into:
Box 1: 4.50m x 3.99m (14'9" x 13'1")
Box 2: 4.71m x 3.75m (15'5" x 12'3")
Box 3: 4.66m x 3.97m (15'3" x 13'0")



The land

The land extends to approximately 11.29 acres of level or gently sloping grassland and amenity woodland divided into easily managed enclosures within traditional Cornish bank hedging and stock proof fencing. The land benefits from private water and some fields with road frontage.



Services

- Water** Private Water
- Drainage** Private Septic Tank
- Electricity** Mains
- Heating** Oil Fired Central Heating
- Broadband** Openreach Connection checker.ofcom.org.uk
- Telephone** Openreach Connection checker.ofcom.org.uk
- Mobile Signal** checker.ofcom.org.uk
- Council Tax Band** D
- EPC** F30
- Public Rights of way** A public footpath cross the land

Local Authority

Cornwall County 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.

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 entering Penhole, the entrance to Penhole Farm will be found on the right.

What3words Location Finder

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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		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



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