





Welcome to this charming detached stone barn converted from a former piggery. Located on the outskirts of the pretty village of Canworthy Water. This delightful barn has large gardens, ample off road parking and a fantastic detached workshop all in a quiet location.

Upon entering you walk into a hallway with utility room/WC leading off. You are greeted by a cosy dual aspect sitting/dining room with a view over fields, perfect for relaxing with family and friends. Adjoining the reception room is a separate dual aspect fitted kitchen with integrated appliances. There are 3 bedrooms all enjoying views providing ample space for a growing family or guests. The bathroom offers convenience by the addition of a wet room area. The property enjoys underfloor central heating to most areas. To the rear of the barn is a covered veranda ideal for pot plants and somewhere pleasant to sit.

One of the main standout features of this property is the stunning views it offers over the gardens and fields. Beyond the generous gardens which surround the property provide a tranquil space to unwind and enjoy the outdoors. There is also a productive vegetable patch alongside a small orchard attracting wildlife. Parking will never be an issue with 6 plus spaces, ensuring both convenience and practicality. Additionally, the detached workshop offers endless possibilities for hobbies or storage needs. The entire plot as a whole is approaching just under an acre. The property is located off a private lane shared with neighbouring properties and is in a quiet and peaceful setting.



- Detached converted Barn
- Quiet semi rural location enjoying views
- 3 Bedrooms and a family bathroom

- Generous sitting/dining room with wood burner
- Large mature gardens, orchard and vegetable patch

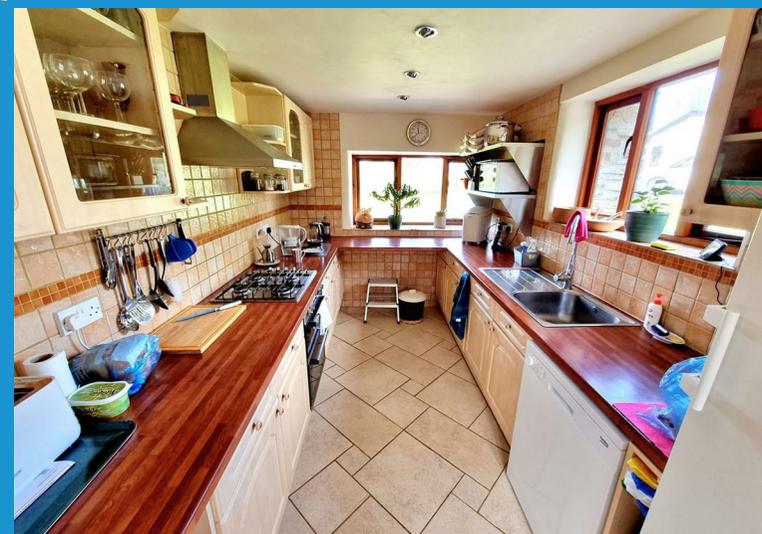
- Detached workshop with attached single garage
- Ample off road parking for numerous vehicles
- Views over open countryside

Situation

Canworthy Water is a rural village located approximately 10 miles from the town of Launceston and approximately 11 miles from the town of Bude. There are village amenities nearby at Wainhouse Corner (approximately 3.6 miles) and a public house at Hallworthy (approximately 3.8 miles) with nearby Primary schooling in the village of Warbstow (approximately 1.3 miles). Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsular and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The location provides easy access to a huge selection of recreational facilities. There are the beautiful beaches along the north Cornish coast, the rolling landscape of Dartmoor and the rugged south coast are all within easy reach. Many of the beaches offer excellent surfing and there are plenty of seaside towns to visit, such as Perranporth, Bude, Port Isaac or Boscastle. Much of the north Cornish coast is owned and managed by the National Trust with a range of footpaths and stunning scenery.

Directions

The postcode for this property is PL15 8UB. From Launceston head towards Newport and proceed up St Stephens Hill taking the left hand turning signposted for Egloskerry. Continue along this road passing through the village of Egloskerry and the village of Splatt and into Canworthy Water. From the T junction, turn right and proceed over the bridge and take the SECOND LEFT UP A NO THROUGH ROAD. Follow this private lane for circa half a mile and turn left signposted Higher Witheven Farm. Follow this lane and take the first left where the signpost for the property will be seen ahead.





Kitchen
14'11" x 7'9" (4.55m x 2.37m)

Sitting / Dining Room
22'4" x 15'3" (6.81m x 4.66m)

Utility Room
5'10" x 4'10" (1.80m x 1.48m)

Hallway
21'5" x 3'7" (6.53m x 1.11m)

Bedroom 1
15'9" x 8'0" (4.81m x 2.45m)

Bedroom 2
11'8" x 7'6" (3.56m x 2.30m)

Bedroom 3
11'6" x 7'6" (3.52m x 2.30m)

Bathroom
9'4" x 5'10" (2.86m x 1.79m)

Veranda
23'4" x 6'3" (7.12m x 1.92m)

Garage
16'4" x 10'9" (4.99m x 3.30m)

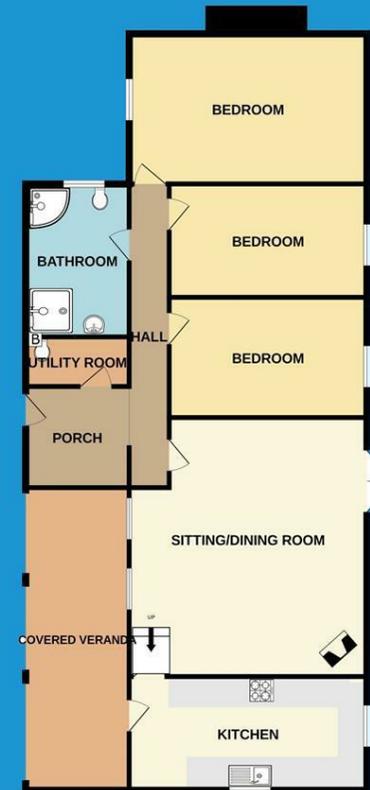
Workshop
27'1" x 15'5" (8.26m x 4.70m)

Workshop 1
20'5" x 14'11" (6.24m x 4.57m)

Store
15'0" x 6'1" (4.59m x 1.86m)

Services
Mains Electricity and Water.
Private Gas and Drainage.
Oil Central Heating.
Council Tax Band C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.