



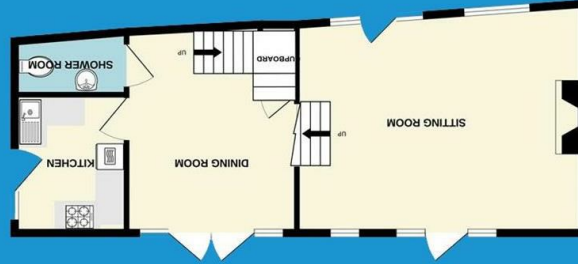
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	71
Potential	74



First Floor



Ground Floor

- Entrance
- Living Room 19'9" x 15'4" (6.03m x 4.68m)
- Council Tax Band C
- Private Drainage.
- LPG Gas Central Heating.
- Privately Owned PV Solar Panels.
- Dining Room 14'9" x 11'10" (4.52m x 3.62m)
- Kitchen 9'9" x 7'8" (2.99m x 2.36m)
- There is a public right of way along the driveway situated at the side of the property. The "Street View" is of the barn prior to its conversion.
- First Floor Landing
- Bedroom 1 15'2" max x 14'9" (4.63m max x 4.50m)
- Bedroom 2 7'0" x 6'2" (2.15m x 1.90m)
- Bathroom 7'0" x 6'2" (2.15m x 1.90m)
- Bedroom 3 8'5" x 5'6" (2.57m x 1.69m)
- En-Suite 8'7" x 3'8" (2.64m x 1.14m)
- Bedroom 4 11'5" x 8'5" (3.50m x 2.57m)
- you can be at Crackington Haven. The property would be a perfect home or holiday retreat to enjoy.



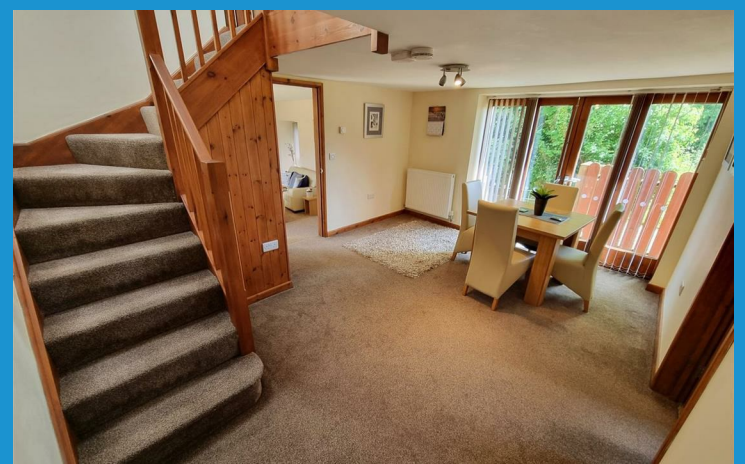


Located in a semi rural farmstead hamlet is this charming & quirky detached stone barn converted in 2011. The barn offers 3 bedroom's (1 en-suite) & a well planned ground floor. Outside the property boast ample off-road parking and a level front and side lawn. The barn benefits from property owned solar panel generating a healthy income. There is tremendous scope to alter the ground floor accommodation to create a dual aspect kitchen/dining room if desired.

You step into a generous dual aspect sitting room offering a view over the front garden. To one side of the room is an attractive fireplace with a granite lintel housing a multi fuel wood burner. Steps take you up into a rear aspect family dining room with French doors. To one side is a dog leg stair case to the first floor. Doors open into a side aspect kitchen with a range of eye and base level units plus integrated appliances and a useful ground floor WC and wet room. With some alterations the kitchen or even the wet room could be knocked into a large room creating a much desired open plan kitchen & dining room.

Off the first floor landing are 3 bedroom, a family bathroom and a built in cupboard. The master bedroom is side aspect double with an adjoining en-suite wet room and wardrobe area. At the other end of the barn is another double bedroom with velux windows and a built in wardrobe. Finally bedroom 3 is a rear aspect single. The family bathroom has a match 4 piece suite including a large bath and separate shower enclosure.

The barn is approached off a quiet parish road on to a driveway for several vehicles. The front garden is enclosed by an attractive stone wall where the additional parking and lawn is found. The lawn continues down the side of the property. Included within the sale is a large detached workshop and a garden shed. Although the barn is in a quiet semi rural location, there are great links to get to the rugged North Cornish Coastline and nearby market town including Launceston & Bude.



**Situation**

Billacott is a rural farmstead hamlet with handful of period cottages and farmhouse surrounded by rolling countryside. Nearby North Petherwin is a popular village which features a well respected Primary School and have a good community spirit. Approximately 4 miles from the village, is the popular 'Stumble Inn' bar and restaurant. Surrounding villages with traditional amenities include Week St Mary and Whitstone. The market town of Holsworthy and coastal resort of Bude are equi-distant while Launceston "The Gateway to Cornwall" is some 8 miles. Between them they offer an excellent range of professional services, shops and leisure amenities and schools. From Launceston the A30 dual carriageway, links to the Cities of Exeter and Truro.

**Directions**

The postcode for the property is PL15 8LT. From Launceston exit the town through Newport and St. Stephens using the B3254. Proceed through the villages of Yeolmbridge and Lady Cross and after 4 miles turn left at Langdon Cross signposted North Petherwin. Follow this road into the village and at the T junction turn right and follow this road for several miles and proceed through Bræzacott passing the primary school. Continue on this road for approximately half a miles and turn left signposted Billacott. Follow this road into the hamlet where the property will be seen on your left hand side. What Three Words for the property is 'bibs.unloading.client' and this will take you directly to the property.