

Canworthy House | Canworthy Water | Launceston





This charming 17th century cottage set in a farmhouse is situated in a peaceful, small rural hamlet in open farmland. It has 3 reception rooms with 5 bedrooms and an integral garage.

The property is accessed through a 5 bar metal gate, down a driveway to the back door. Entry is via a slate floor, a small WC to the left. This area has shelving for boots shoes etc This leads through to the large slate floored kitchen with oil fired Rayburn. Above is an impressive mezzanine. Adjoining the kitchen is a useful utility room. Leading off the kitchen is the dual aspect sitting room with multi burner. Again slate floor. Through this room is the second reception, currently a dining room, with inglenook fireplace faced with Cornish granite and slate floor.

This then leads to the original hallway. On the right is a lovely sun room facing the front, south facing garden. To the right of the stairs is the third reception room with fireplace, probably Victorian. At present this is used as a working office. The property benefits from high speed broadband and fibre to the home.

The family bathroom faces the stairs. Turning right is the master bedroom, with bedroom off. This is currently used as a dressing room. To the left, past the bathroom is the landing, with a second double room and two further bedrooms. At the end of the landing a door affords access to the mezzanine This area contains a large walk in linen cupboard with hot water cylinder.

The garden contains a patio for summer living, a large greenhouse and vegetable beds. There is a very productive fruit garden and apple trees, eaters and cookers. The garden is mainly laid to lawn with flower borders etc. There is a shed, store.



Situation

Cawworthy 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 Bosccastle. 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 Cawworthy 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 until you reach a clearing and small hamlet of properties. The property will be found in front of you to the left.





Boot Room
9'11" x 6'1" (3.04m x 1.87m)

Cloakroom / WC
9'3" x 3'1" (2.82m x 0.95m)

Kitchen / Breakfast Room
16'2" x 15'7" (4.94m x 4.75m)

Utility Room
11'10" x 5'7" (3.62m x 1.72m)

Sitting Room
14'0" x 13'3" (4.29m x 4.05m)

Dining Room
13'9" x 12'0" (4.21m x 3.66m)

Conservatory
15'7" x 8'4" (4.77m x 2.56m)

Study
14'3" x 12'2" (4.35m x 3.72m)

First Floor

Galleried Landing
29'0" x 9'1" (8.85m x 2.77m)
8.85m x 2.77m narrowing to 1.98

Bedroom 1
14'7" x 12'8" (4.46m x 3.87m)

Bedroom 2
10'3" max x 8'5" (3.14m max x 2.59m)
3.14m max x 2.59m narrowing to 1.55m

Bathroom
9'6" x 5'6" (2.90m x 1.70m)

Bedroom 3
11'7" x 11'8" (3.55m x 3.56m)

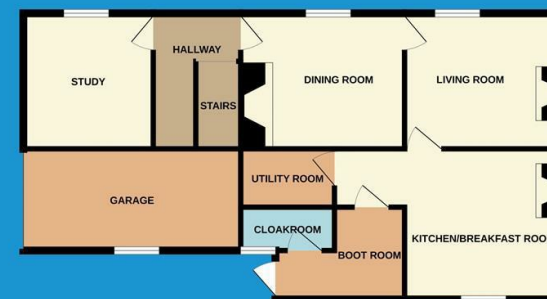
Bedroom 4
11'9" x 6'11" (3.59m x 2.11m)

Bedroom 5
14'2" x 6'6" (4.33m x 1.99m)

Services

Mains Electricity, Water and Private Drainage.
Oil Fired Central Heating. The Oil Tank was replaced in February 2024 and has a 10 Year Guarantee.
Council Tax Band E.

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	25	
(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.