



**Mataranka, Warbstow,
Launceston, Cornwall, PL15 8RP**

Guide Price £750,000 Freehold





A detached bungalow with an impressive range of outbuilding in a peaceful yet accessible rural location

- No Onward Chain
- 3 Bedrooms (1 En Suite)
- 2 Reception Rooms
 - Integral Garage
- Stables & Agricultural Barns with Yard
- Adjoining Level Pasture Paddocks
 - 7.861 Acres In All
 - EPC C & Council Tax C

SITUATION Located in an elevated position less than 0.5 miles from the village of Warbstow. The village has a primary school, village hall with adjoining playing field, Church and excellent community spirit. Approximately 600m from the property is the ancient Neolithic hill fort of Warbstow Bury, with fantastic coastal and moorland views and ideal for dog walking. A post office/general stores, garage and public house can be found at Wainhouse Corner 4 miles away.

More comprehensive shopping facilities can be found in the towns of Launceston, Camelford or Bude, all within 13 miles and enjoying a range of supermarkets, doctors', dentist and veterinary surgeries.

The North Cornish coast can be accessed at Crackington Haven some 8 miles distant. Access to the A39 is 3 miles away and the A30 is 10 miles from the property.



DESCRIPTION A remarkably spacious detached bungalow built in the early 1990's of brick construction with a concrete interlocking tile roof.

The comfortable accommodation is illustrated on the floorplan and briefly comprises: stone porch with doors opening into the spacious entrance hall with cloaks cupboard. Double aspect lounge with a woodburner set on slate hearth and mantelpiece over. The dining room has windows to the front aspect and a solid fuel stove. Opening into the farmhouse-style kitchen/breakfast room with a range of base and wall units, peninsula breakfast bar, built-in electric double oven with pan storage above and below, ceramic induction hob, 1½ bowl sink, integrated dishwasher, appliance space for fridge/freezer and double doors leading to the garden. The utility room has further cupboard space, walk-in pantry, space for washing machine, sink and cloakroom with separate WC. Door into the integral garage with electric roller shutter



doors, office and storeroom housing the private water treatment system.

The bedrooms are accessed off the main hallway and comprise a main bedroom with attractive views over the rear garden and adjoining pasture land and benefits from an en suite shower room. There are two further bedrooms and a family bathroom comprising a bath, separate shower, WC and wash hand basin.

OUTSIDE The property is approached by its own drive which provides parking for several vehicles and leads to the integral garage. The garden area to the front of the property is laid mainly to lawn with well-defined hedge and fence boundaries with stunning views towards Dartmoor. The gardens continue to the side and rear of the property with a

range of trees, shrubs, flower beds and a patio terrace.

There is a secondary gated entrance to the side of the property which leads to a large concreted yard with the most impressive range of agricultural buildings comprising 3 single span barns, amounting to 6,000 sqft of covered space, with power, light and water available. The outbuildings lend themselves to a multitude of uses (subject to the necessary consents).

There is a small timber stable block with yard to the side enjoying direct access onto the stock fenced paddocks.

The land extends in all to 7.861 acres (or thereabouts).

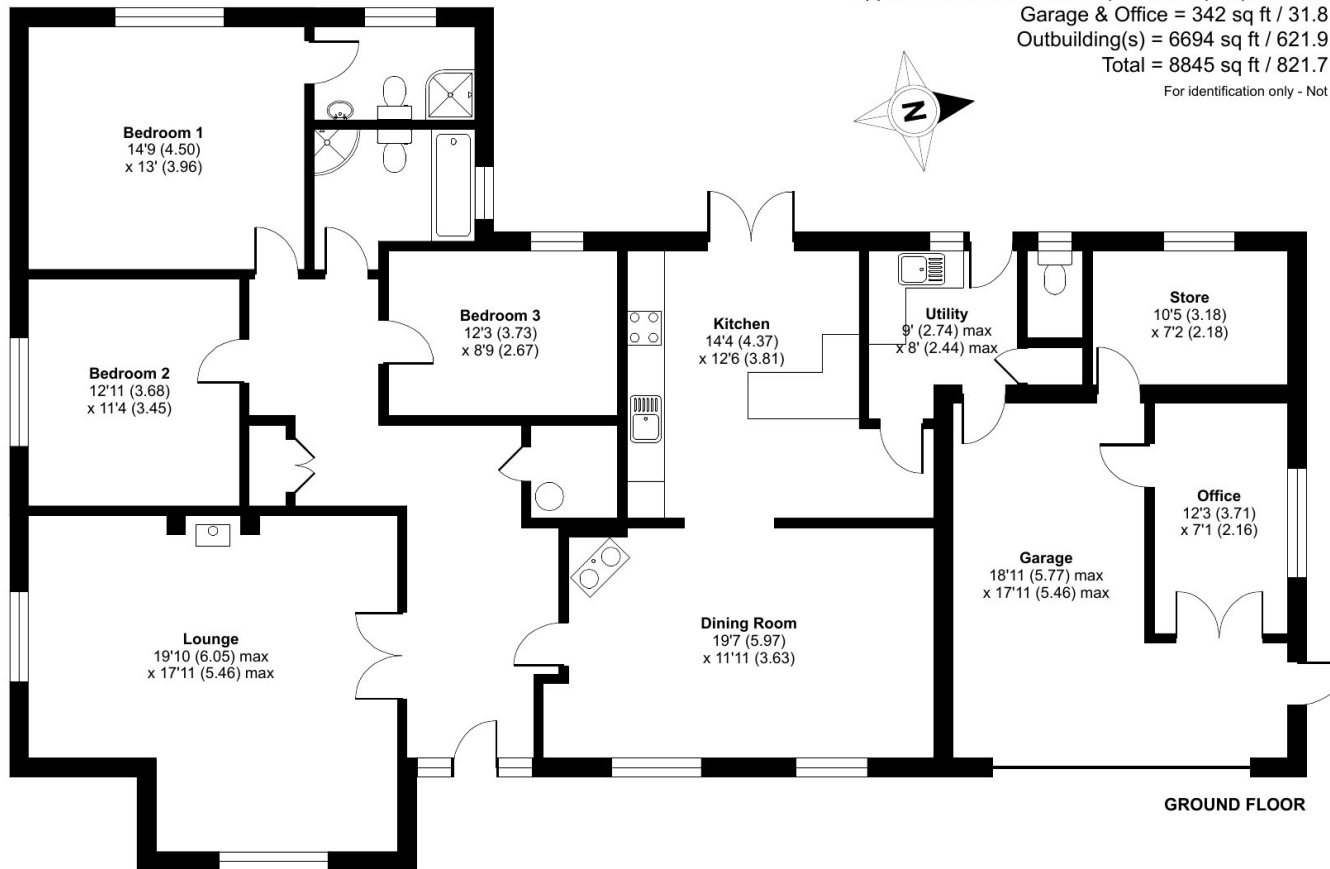
SERVICES Mains electricity. Private water supply (bore hole). Private drainage (septic tank). Oil fire central heating. Double glazed throughout. Property has PV solar panels providing supplemental supply and income. Council Tax Band C. Full EPC available on request. Broadband connected: FTTP. Mobile coverage: visit Ofcom website. Please note the Agent has not inspected or tested these services.

AGENT'S NOTE The property is sold under three separate titles, two of which were purchased for a figure of £195,000 along with the single title for the bungalow and garden at £625,000 in November 2021.

DIRECTIONS

What3Words: ///slimmer.belief.tribe

Approximate Area = 1809 sq ft / 168 sq m (includes store)
 Garage & Office = 342 sq ft / 31.8 sq m
 Outbuilding(s) = 6694 sq ft / 621.9 sq m
 Total = 8845 sq ft / 821.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1284828



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