



**Greenscombe Barn, Lockett,
Callington, Cornwall, PL17 8LF**

Guide Price £850,000 Freehold





An impressive country property in a tranquil elevated position enjoying stunning views over the River Tamar

- No Onward Chain
- 3 Bedrooms (1 En Suite)
- Impressive 30' (9m) First Floor Lounge
 - Contemporary Kitchen
 - Attractive Gardens
- Detached Double Garage
 - 6.4 Acres In All
- EPC E & Council Tax E



SITUATION The property sits in an Area of Outstanding Natural Beauty situated along a no-through road on the outskirts of the tranquil rural hamlet of Luckett, enjoying an elevated position above the west bank of the River Tamar.

The self-contained village of Stoke Climsland has a Post Office/general store catering for day-to-day needs, a thriving social club and is home to Duchy College. More comprehensive shopping and facilities can be found at Callington, less than 5 miles away.

The city port of Plymouth is 18 miles to the south with deep water marina and regular ferry crossings to northern France and Spain. The former market town Launceston is 10 miles north and provides access to the A30 linking the cities of Exeter and Truro.

DESCRIPTION This attractive stone and slate-

roofed barn conversion has been the cherished second home of the current vendors for over 23 years. The property is presented in good decorative order throughout and is worthy of an early inspection.

The accommodation is illustrated on the floorplan and briefly comprises: slate-tiled canopy porch opening into an entrance hall with stairs rising to the upper floor and door into cloakroom with low flush WC and wash hand basin. From the hallway, door to the rear porch/boot room with glazed door to rear, plumbing and appliance space for washing machine and a base-level oil-fired boiler for central heating and hot water.

The dining/family room has exposed beams and views to front and rear aspects. Study with deep sill window to rear. From the dining room, a door leads into the kitchen comprising a range of base units with roll edge laminate work surfaces, slate tile



splashbacks, inset stainless steel sink with mixer tap, double oven with pan storage above and below, inset 4-ring ceramic hob, integral dishwasher, fridge/freezer and a glazed stable door to the front.

A long hallway provides access to a master bedroom suite with windows to front aspect, fitted wardrobe and door to en suite shower room with low flush WC and shower cubicle. 2 further double bedrooms and family bathroom with low flush WC, bath and wash hand basin.

Stairs rise to first floor with small hatch access to store room with Velux windows and restricted headroom. Further stairs lead to the stunning triple aspect lounge with views over the gardens, paddock and River Tamar to Devon beyond. There is a feature stone fireplace with woodburner, attractive

exposed wooden floor and vaulted ceilings, and a useful mezzanine level.

OUTSIDE Approached from a council adopted no-through road with gates opening onto driveway with parking for several vehicles. A driveway to the side leads to a detached double garage with concrete floor, power and light connected, metal up and over door and a useful roof storage above (accessed externally). The gardens are laid mainly to lawn with mature flower beds, well defined hedge and fence boundaries and seating areas to enjoy the views over the Tamar Valley. There is a sloping paddock to the rear and side of property and, on the other side of the access lane, a large paddock gently slopes down to the River Tamar.

The land extends to 6.4 acres (or thereabouts) in all.



SERVICES Mains water, mains electricity. Private drainage (septic tank). Oil fired central heating. Hardwood double glazed windows. Full EPC documentation available on request. Broadband: FTTP. Mobile phone coverage: please visit Ofcom website. Please note the Agents have not inspected or tested these services.

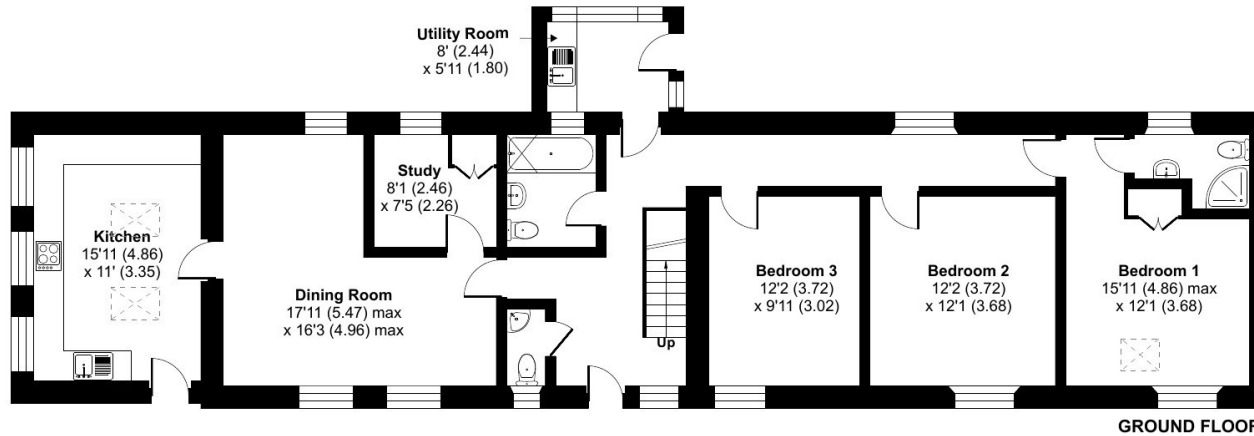
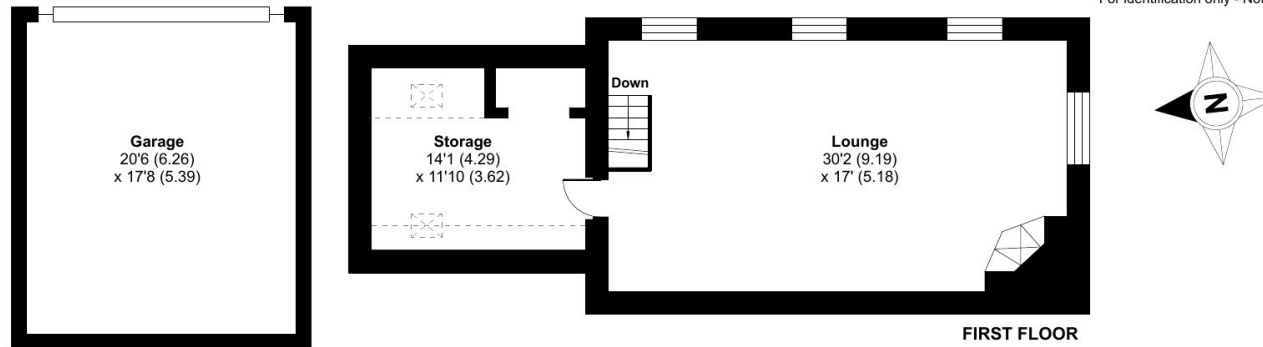
VIEWINGS Strictly by prior appointment with the vendors' appointed agents, DJR Estate Agents and Auctioneers Ltd.

DIRECTIONS

SatNav: PL17 8LF

What3Words: ///prospers.point.sheep

Approximate Area = 1988 sq ft / 184.6 sq m
 Limited Use Area(s) = 70 sq ft / 6.5 sq m
 Garage = 363 sq ft / 33.7 sq m
 Total = 2421 sq ft / 224.8 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). © nitchecom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1277925



For more information or to arrange a viewing, please contact us:

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



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