



Clubworthy House





SITUATION The property is located in the peaceful hamlet of Clubworthy, 2.4 miles from North Petherwin Primary School and just over a mile from the Stumble Inn. Whitsone is approximately 3 miles away with its general stores/post office. The market town of Launceston is 8 miles away with a range of supermarkets, educational facilities to A-level and medical services (doctors, dentists, hospital and veterinary clinics). The A30 provides access to the Cathedral city of Exeter with a mainline railway station serving London Paddington and an international airport.

The coastal resort of Bude is 12 miles away with extensive sandy beaches and cliff walks.

DESCRIPTION An imposing farmhouse originally built in the 1800s with more modern extensions in the early 2000s. The property has been subject to considerable expenditure and improved by the vendor to create a home of quality and comfort, ideally suited to multi-generational living. The property has pasture paddocks, an impressive market garden, sand-school and a range of useful outbuildings.

The accommodation is illustrated on the floorplan and briefly comprises: entrance porch with slate floor, doors opening into lounge with stone fireplace housing a wood burner set on a slate hearth. Steps up to inner hallway with doors to shower room, office with glazed door to the rear patio and utility room with a range of units, plumbing and space for washing machine and tumble dryer.

The farmhouse style kitchen/dining room comprises a range of base and wall units with laminated surfaces over, underset ceramic sinks with mixer taps, appliance space for range cooker with extraction unit over, appliance space for dishwasher and upright fridge/freezer.

Stairs rise to split-level first floor landing comprising two bedrooms, each with en suite cloakroom. Steps up to main landing, main bedroom with contemporary en suite shower room, low level WC and vanity unit. Bedroom 4 enjoys views to rear aspect and fitted wardrobes and a separate shower room with low level WC.



CLUBWORTHY COTTAGE The cottage adjoins the main farmhouse and comprises a double aspect lounge and steps up to kitchen/dining room with fitted kitchen units, base-level oil boiler for central heating and hot water, sliding patio door into the rear courtyard garden and cloakroom. Stairs rise from the kitchen to the first floor with two bedrooms and shower room with low flush WC.

OUTSIDE Set back from the quiet parish road with parking for the house and cottage to the front. A concrete drive and metal gates to the side leads to further parking at the rear. To the rear of the property is a large, paved patio, ideal for al fresco dining, with mature shrubs and fence boundaries.

The drive continues to the sand-school, 30' x 20' (9m x 6m) with post and rail fencing. Impressive single-span barn set on concrete apron with 6 stables and mezzanine level comprising storage with adjoining home office/gym.

The gardens include a well laid-out market garden area with 2 polytunnels, a feature arboretum/maze and serenity garden with arctic cabin, most useful sheds and studio.

The pasture paddocks provide grazing for horses or a few head of young stock.

The property extends in all to 3.15 acres or thereabouts.

SERVICES Mains water and mains electricity. Private drainage (shared with the cottage). Oil-fired central heating for each property. Double glazed throughout.

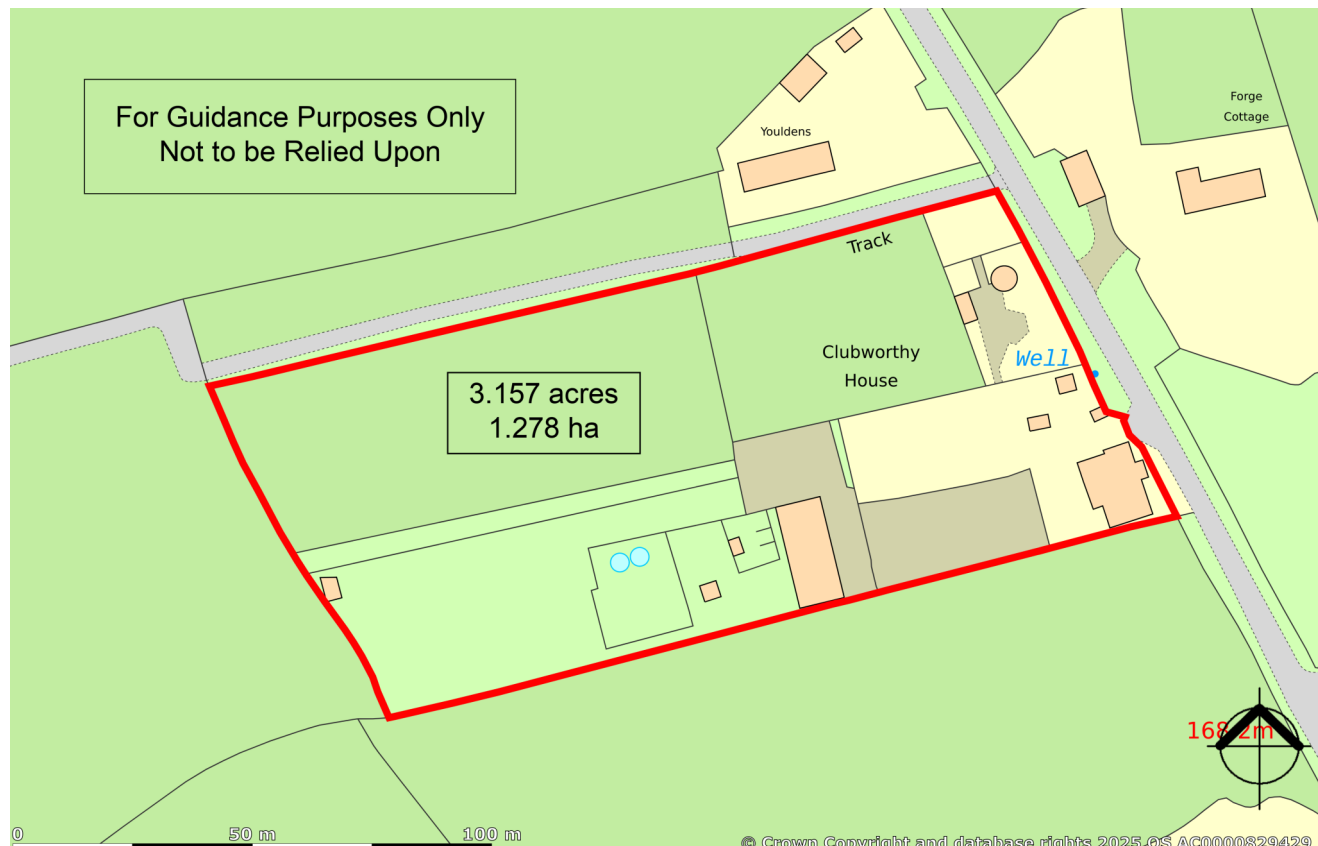
Pair of PV solar panels with battery back-up system. Full EPC documents available on request. Broadband: FTTP. Mobile phone coverage, please visit the Ofcom website. Please note the agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment with the vendor's agents, David J Robinson Estate Agents and Auctioneers.

DIRECTIONS

Sat Nav: PL15 8NZ

What3Words: ///slowness.tilts.electrode



Clubworthy House,

North Petherwin, Launceston, Cornwall, PL15 8NZ

Launceston (A30) 8 miles—Bude 12.4 miles -
Exeter (M5) 50 miles—Plymouth 32 miles

- 4 Bedrooms (1 En Suite)
- 2 Bedroom Annexe
- Farmhouse Style Kitchen/Dining Room
 - 72' x 30' (22m x 9m) Barn
- Impressive Equestrian Facilities
 - Gardens & Pasture Paddocks
 - 3.1 Acres In All
- EPC C & B and Council Tax G



**“A remarkably spacious family home in a peaceful
yet accessible hamlet location”**



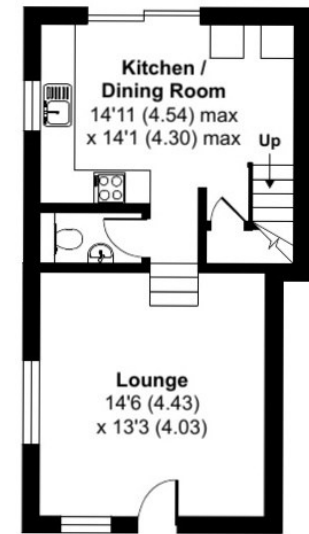
DAVID J ROBINSON
ESTATE AGENTS & AUCTIONEERS

Guide Price £795,000 Freehold

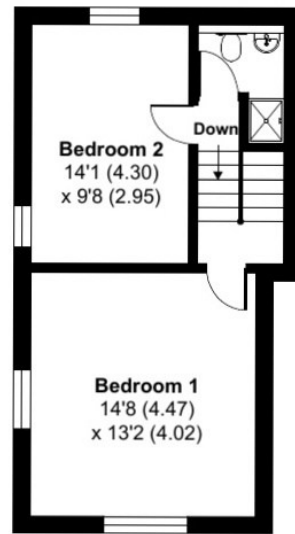


Approximate Area = 2306 sq ft / 214.2 sq m

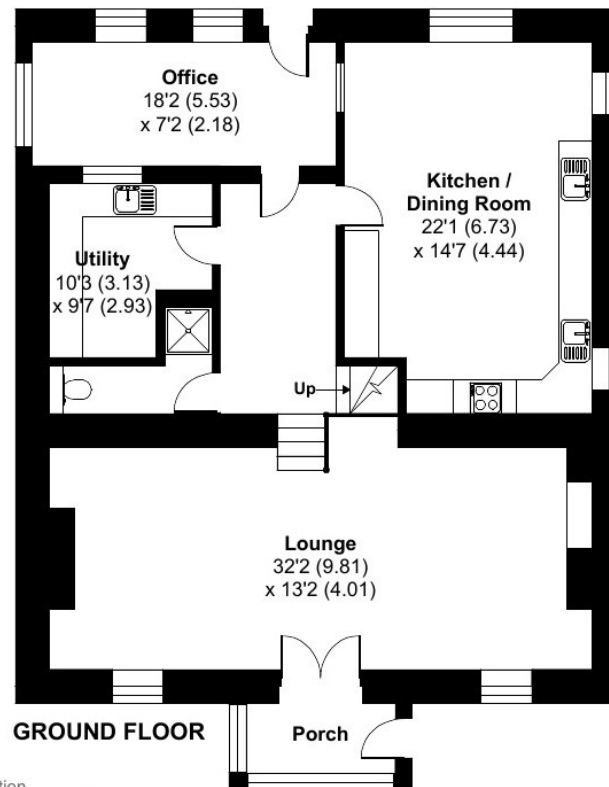
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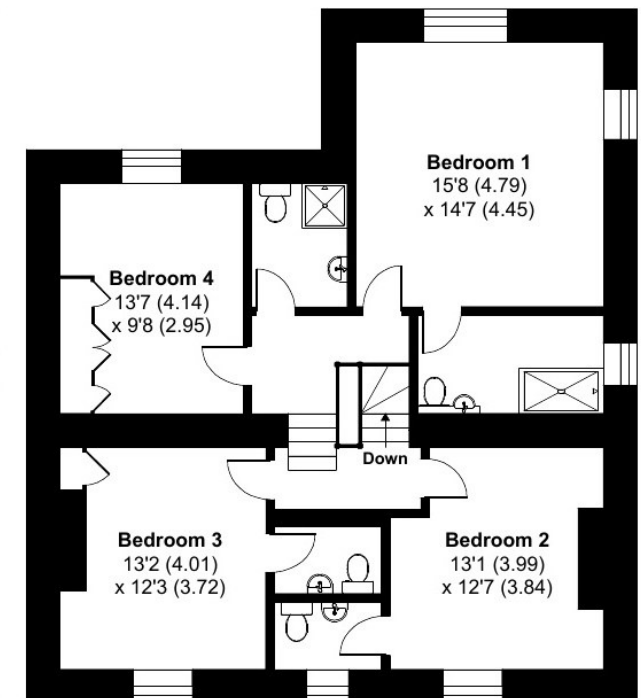
ANNEX GROUND FLOOR



ANNEX FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1381467

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

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