



North Muchlarnick Old Farmhouse



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Pelynt, Looe, Cornwall, PL13 2NP

Pelynt 1.5 miles - Looe 5.7 miles - Plymouth 23.5 miles

A traditional Cornish Farmhouse with far reaching rural outlooks and a generous rear garden

- Stunning Rural Location
- Character Features
- Two Generous Reception Rooms
- Grade II Listed
- Tenure: Freehold
- Mature Lawned Gardens
- Far Reaching Countryside Views
- Designated Parking
- 3/4 Bedrooms
- Council Tax Band: E

Guide Price £475,000

## SITUATION

The property is nestled in the corner of a former Cornish Farmstead in the hamlet of Muchlarnick. Situated close to the charming village of Pelynt in South East Cornwall, the village offers local amenities and a peaceful rural lifestyle whilst the maritime town of Looe known for its sandy beaches, historic fishing harbour, charming shops, and scenic surroundings lies approximately 6 miles away.

## DESCRIPTION

A modest Grade II Listed farmhouse offering three double bedrooms and a fourth/walk in dressing room, with outstanding views and abundant outside space. Understood to originally date back to 1600, the property is believed to be constructed of local stone and partially concrete-rendered, with a slate roof and a rare opportunity to acquire a characterful rural retreat.



## ACCOMMODATION

The house is rich in original features, with single glazed wooden windows, exposed stonework, wooden beams and two characterful reception rooms, each with a fireplace and woodburning stove. The kitchen is compact and fitted with wooden units and featuring a traditional cloam oven, adding further historic appeal. A separate utility room includes a sink, W/C, and space and plumbing for white goods. Upstairs, the property offers three generous double bedrooms, along with a walk-in dressing room, which could also serve as a fourth bedroom or home office, all serviced by the a family bathroom with a bath, wash hand basin and WC.

## OUTSIDE

Accessed via a shared entrance leading into a traditional courtyard setting, the property has a designated parking area for several vehicles. At the front of the house lies a delightful herb garden, complemented by a small lawned area. To the rear of the property is an expansive lawned garden with well-defined mature hedge boundaries. There is a gravelled area for seating at the rear and far-reaching views over the surrounding countryside.

## SERVICES

Mains electricity, private water connection to a metered mains point, private drainage via a shared septic tank. Two wood burning stoves. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

## DIRECTIONS

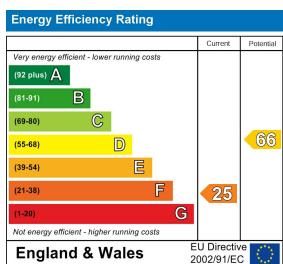
What3words.com - ///galaxies.otherwise.mystery

## ADDITIONAL INFORMATION

Please note that within the courtyard are additional barns and gardens that offer additional development opportunities available by separate negotiation. For further information, please contact the Stags Launceston Office.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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