



# Water Wheel Barn

Coads Green, Launceston, Cornwall, PL15 7LZ

**KIVELLS**

## *Water Wheel Barn*

Coads Green, Launceston, Cornwall, PL15 7LZ

£430,000 Guide Price

Superb detached three bedroom barn conversion

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Spacious inverted living accommodation

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Characterful features throughout

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Leisure room with swimming pool

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Low maintenance gardens

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Quiet rural position with countryside views

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## Situation...

The popular village of Coads Green has a primary school, village hall, church and playing field. Nearby Twelve Men's Moor provides outstanding open moorland scenery, ideal for walking and riding. Launceston, approximately 7 miles sits astride the A30 dual carriageway spine road through Cornwall and Devon, nestling under the dramatic ruins of a Norman Castle. The town offers a good range of social, commercial and shopping facilities with 24 hour supermarket, primary and secondary schools, leisure centre at Coronation Park, doctor's surgery and veterinary surgeries. The convenience of the A30 provides ease of access to the city of Exeter, 49 miles to the east providing M5 motorway link, Intercity Rail Link and International Airport. The city of Plymouth is 20 miles to the south providing Continental Ferry Port and Intercity Rail Link. In all directions from Coads Green there is scenery of outstanding natural beauty. To the north is rugged coastline famed for popular family surfing beaches and picturesque former fishing villages, the open expanses of Bodmin Moor are to the west ideal for walking and riding, Dartmoor National Park is to the east



This wonderful detached barn conversion is offered for sale with no onward chain and offers huge potential and characterful features throughout including exposed beams and stonework.

Situated in a quiet rural position with countryside views, the spacious inverted living accommodation briefly comprises of the following:- entrance hall, three bedrooms on the ground floor including two with en-suites plus a leisure room with fully heated swimming pool. On the first floor there is an open plan living space, bathroom and living room / additional bedroom.

## Accommodation

Stone steps either side of the property give private access to the first floor. Entrance via patio doors or through wooden glazed door into:-

### OPEN PLAN KITCHEN / DINER / LIVING AREA

Window to the side elevation with countryside views. Range of base and eye level units with work surface over having inset sink, electric oven with inset hob and extractor fan above with tiled splash backs. Exposed stonework, wood flooring and beams. Space for large dining room table.

### FIRST FLOOR LANDING

Stairs descend to the ground floor entrance hall.

### BATHROOM

Obscure window to the rear elevation. Low level W.C, pedestal wash hand basin with separate taps and mirror above and bath with mixer tap and tiled splash backs, corner shower cubicle, wooden flooring, exposed beams and stonework.

### LIVING AREA / BEDROOM FOUR

A room which could be utilized as a bedroom or living space. Windows to the rear and side elevations. Carpeted, radiator and exposed beams. Access into two storage cupboards. Space for bedroom furniture or living room furniture.

Stairs from the hall down to:-

### GROUND FLOOR ENTRANCE HALL

Access from two separate glass doors. Doors to all ground floor rooms.

### BEDROOM ONE

Window to the front and side elevation. Tiled floor, radiator and space for double bed together with bedroom furniture. Door into:-

### SWIMMING POOL ROOM

Two windows to the rear elevation and patio doors leading to rear garden. Heated swimming pool with paved stone surround and two radiators. Door leading into:-

### POOL TREATMENT PUMP ROOM

W.C.

Wash hand basin and W.C.

### BEDROOM THREE

Window to the rear elevation with slate sills. Exposed beams, wooden flooring and painted stonework. Space for double bed and bedroom furniture. Access into storage cupboard. Door into:-

### EN-SUITE

Shower cubicle, low level W.C, pedestal wash hand basin with separate taps and mirror above. Radiator, extractor fan and heated towel rail.

### BEDROOM TWO

Window to the rear elevation. Exposed wooden flooring and beams, space for double bed and bedroom furniture. Access into storage cupboard. Door into:-

### EN-SUITE

Shower cubicle, low level W.C, wash hand basin with separate taps and cupboard above. Heated towel rail, radiator and extractor fan.



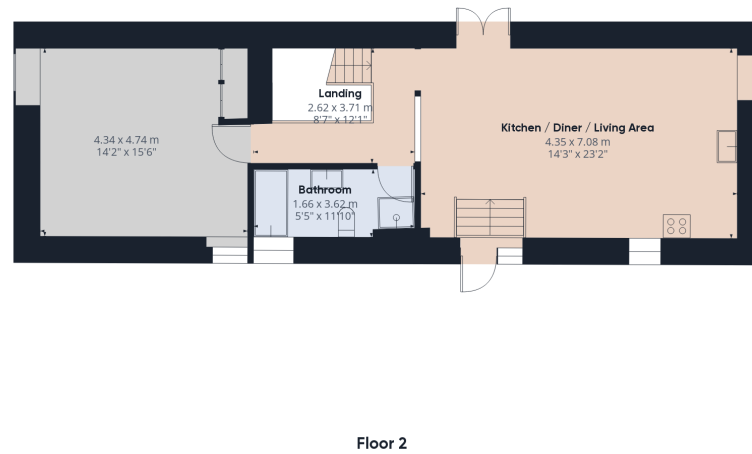


Floor plan



Approximate total area<sup>(1)</sup>  
 193.29 m<sup>2</sup>  
 2080.57 ft<sup>2</sup>

Reduced headroom  
 0.35 m<sup>2</sup>  
 3.81 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Outside

Access to the property is off a private track through double wooden gates. At the rear of the property there is a gravelled parking area providing parking for numerous vehicles. Two further gates provide access into the front garden which is enclosed by mature trees and well-established shrubs. The garden is laid to lawn for ease of maintenance together with a small patio area which is the perfect spot for outdoor dining or entertaining.



## Services

Mains water and electricity. Private drainage via septic tank shared with Orchard Barn and located in neighbouring land. Oil fired central heating.

⚡ EE Rating - D

£ Council tax band - E

/// Directions

What3Words - fevered.coining.uncouth

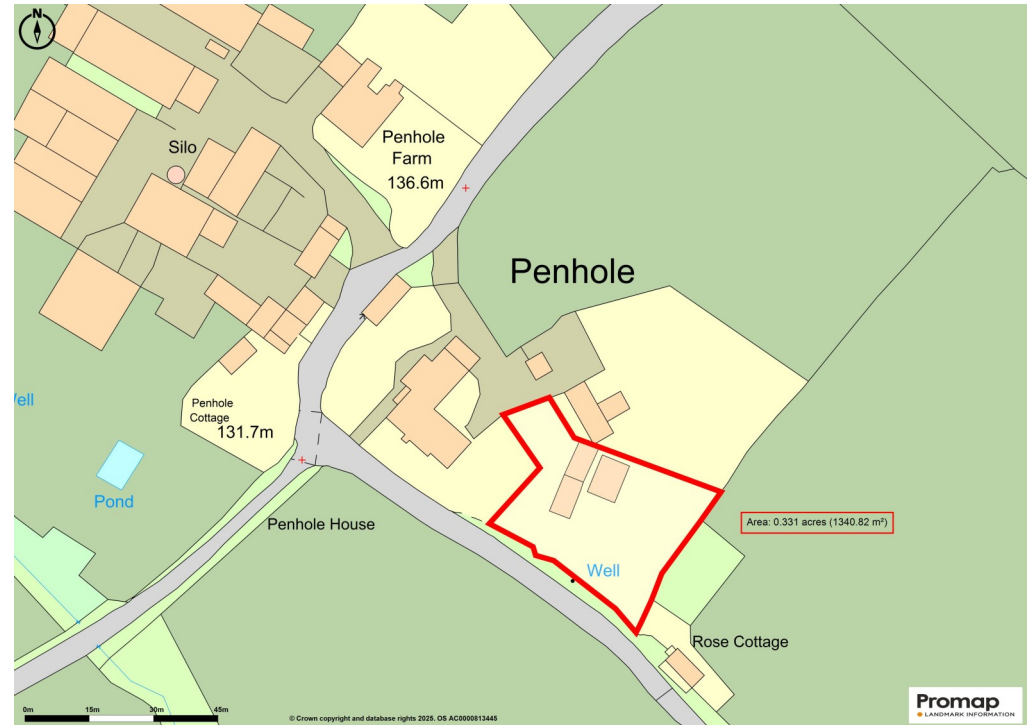
👤 Virtual Tour - available on request

## Viewings strictly by appointment only

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