

Lower Billacott Farm







Lower Billacott Farm,

North Petherwin, Launceston, , PL15 8LT

Tall Trees Arena 9.3 miles - Launceston 8.5 miles - Exeter 50 miles

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A versatile country property offering a substantial 5 bedroom farmhouse, a 1/2 bedroom detached annexe and excellent equestrian facilities, set within 7.4 acres.

- Detached five-bedroom period farmhouse
- Equestrian facilities including a 50m x 30m sand school
- Just over 7.4 acres of land, ideal for horses or smallholding
- Tucked away position within the tiny hamlet of Billacott
- Freehold
- Modern, well equipped detached annexe
- Range of useful barns, double garage, and modular office
- Ground source heating, extensive solar panels and battery storage
- Conveniently located for Launceston, the A30 and Dartmoor
- Council tax band - D

Guide Price £899,950

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SITUATION

The property occupies a private setting in the small rural hamlet of Billacott, close to the well-supported village of North Petherwin. There is a primary school about 1 mile from the property, together with a village hall, church and football club, whilst the thriving market town of Launceston lies around 8.5 miles away, offering a comprehensive range of shopping, educational and leisure facilities. The A30 dual carriageway is easily accessible, providing excellent links west towards Bodmin and Truro, and east towards Exeter and the M5 motorway. Quiet country lanes provide enjoyable hacking, whilst the network of public footpaths and bridleways, together with the nearby North Cornwall coast and the rugged landscapes of Bodmin Moor and Dartmoor, offer choices for walking, riding and outdoor pursuits.

DESCRIPTION

This period farmhouse has been thoughtfully extended over the years to create a spacious and versatile family home, successfully combining original character with practical modern living. The property enjoys excellent eco-credentials, benefitting from a ground source heat pump serving the central heating system, together with extensive solar panels installed on both the farmhouse and annexe, helping to improve efficiency and reduce running costs. Alongside the principal residence is a detached annexe, providing highly adaptable accommodation suitable for multi-generational living, dependent relatives, guest accommodation or as an income-generating residential or holiday let. The original farmhouse is built of cob, dating back to the 1700's. A concrete block extension was completed in the 1987 and more recently, in 2017, our clients have overseen the addition of a superb living/dining room on the side, which is of timber frame construction, with all external walls rendered under a slate tiled roof.

ACCOMMODATION

The original cob farmhouse retains much of its charm, with a welcoming sitting room featuring exposed beams and a wood-burning stove, creating an attractive focal point. An inner lobby leads to a useful pantry, whilst the breakfast room offers fitted units, a breakfast bar and opens seamlessly into the kitchen. Adjoining the kitchen are a practical utility room, separate WC and a useful boot room. A substantial extension to the side of the property has created an impressive living and dining room, flooded with natural light through aluminium framed windows and bi-folding doors which open onto and overlook the enclosed gardens. On the first floor are five well-proportioned bedrooms, served by two bath/shower rooms, providing generous accommodation for family living. The main farmhouse has timber hardwood double glazed windows and ground source heat pump firing the central heating.

The detached annexe has been designed with accessibility very much in mind and offers excellent ground floor accommodation comprising an open-plan kitchen/living room, double bedroom and an exceptionally well-appointed wet room. The wet room includes a level-access shower with a bespoke solid seat, fully tiled walls and reinforced fixing points for the installation of mobility equipment if required. A spiral staircase rises to a first-floor occasional bedroom or study, enjoying pleasant views over the surrounding countryside. The annexe benefits from wood framed double glazing, electric heating, its own private driveway and a secluded enclosed garden and has a mains water and electric supply direct from the main farmhouse.













OUTSIDE & EQUESTRIAN

The property is approached via a private driveway leading to ample parking in front of the larger barns, with further parking in front of the double garage. A range of multi-purpose outbuildings offers excellent flexibility for a variety of uses. These include a timber modular office building, three loose boxes, a secure tack room, kennels and extensive covered storage. A charming veranda and a covered walkway, beautifully enhanced by established grape vines and attractive planting, creating a particularly welcoming approach to the farmhouse and its enclosed, lawned gardens.

For the equestrian enthusiast, the property is exceptionally well equipped. A larger-than-average 50m x 30m sand/fibre school sits adjacent to the stable yard, with convenient access directly into the surrounding paddocks. In all, the land extends to 7.4 acres, providing productive grazing suitable for horses, ponies or smallholding purposes.

The combination of substantial family accommodation, an independent annexe with separate access, extensive outbuildings and excellent equestrian facilities makes this an increasingly rare opportunity, equally suited to those seeking a lifestyle property, multi-generational home or a residence with genuine income-generating potential.

SERVICES

Main electricity, water and private drainage via a septic tank. Ground source heat pump fired central heating in the main farmhouse. Electric heating in the Annexe. Array of solar panels with a Tesla battery. There is a little used public footpath running through the farm. Fibre broadband is connected to the property as our clients have run a business from the property for many years. Mobile Signal: voice and data varied availability (Ofcom).
Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWING

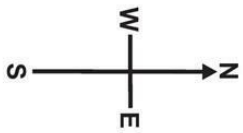
Strictly by prior appointment with the vendors' appointed agents, Stags.

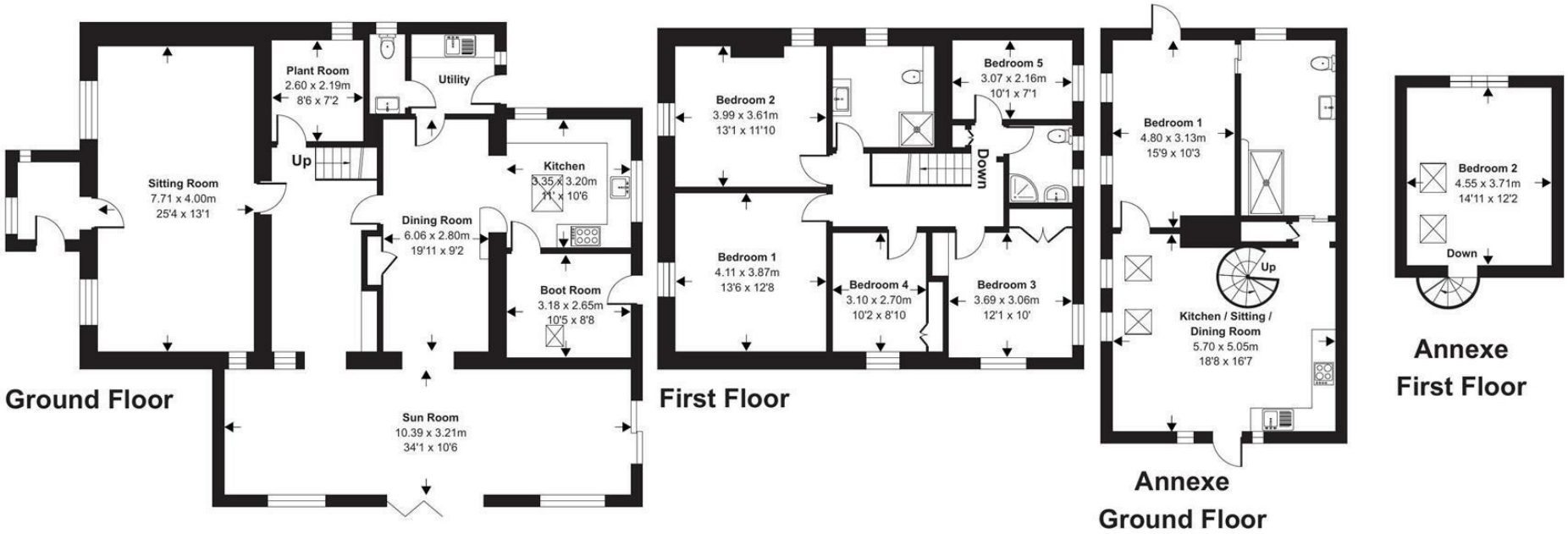
DIRECTIONS

From the village of North Petherwin, head north towards Brazzacott. Pass the primary school on the left and then take the next left turn signposted Billacott. As you drive into the tiny hamlet, the entrance to Lower Billacott Farm will be found on the left hand side.

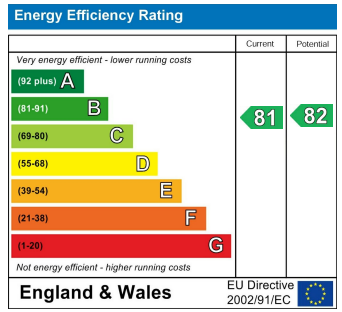
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Approximate Area = 2406 sq ft / 223.5 sq m (excludes carport)
Garage = 350 sq ft / 32.5 sq m
Annexe = 796 sq ft / 73.9 sq m
Outbuilding = 6861 sq ft / 637.4 sq m
Total = 10413 sq ft / 967.3 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1499148



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