

D. R. Kivell
COUNTRY PROPERTY

The Linhay
North Tamerton, Cornwall





The Linhay, Westcott, North Tamerton, Cornwall, EX22 6SF

Holsworthy 3.5 miles Bude 10 miles Launceston 13 miles Exeter 51 miles

 5+2 Bedrooms

 2+1 Reception Rooms

 5+2 Bathrooms

 EPC D63 / C74

 10.5 Acres

A superb quietly located country property, boasting a most impressive 5 bedroom barn conversion, modern luxury 2 bedroom holiday lodge. Games room, Stables, triple carport and stores. 10.5 acres of gardens, paddocks, wildlife area and lake. Far reaching countryside views.

The Linhay is quietly set in a most desirable position on the fringes of the pleasant Cornish village of North Tamerton. The village of Whitstone is 5 miles west and has an excellent general store / post office. Clawton village is 4 miles to the east, which has a primary school and parish hall. The historic town of Holsworthy is 3.5 miles northeast offering a range of individual shops, Waitrose supermarket, doctors, dentists, primary and secondary schools. The popular North Cornwall beach resort of Bude, boasting superb surfing and a sea pool is 10 miles to the northwest.



The Linhay

The Linhay is a substantial 5 bedroom barn conversion presented to a high level of finish with solid oak flooring throughout the ground and first floors with the exception of the kitchen, utility and ensuites which have flagstone floors. The property benefits from oil fired central heating, solid oak double glazed windows and doors and photovoltaic solar panels.

The accommodation briefly comprises; on the ground floor Sitting room; woodburner, French doors to the patio. Kitchen / dining room; vaulted ceiling with exposed oak 'A' framed beams, Velux windows and twin French doors to the rear opening onto the patio and lawned garden enjoying far reaching countryside views across the farm land and Tamar Valley. Solid oak fitted Kitchen, black granite worksurfaces inset Neff electric oven, dishwasher, full height pull out larder, large larder fridge with extensive drawers and cupboards with a large central island with breakfast bar, Travertine flooring, electric Aga with Aga intelligent management system (AIMS), four ovens and a dual ceramic hob to the side, woodburner. Utility, French doors to the front opening onto the patio fitted base units inset sink, space for washing machine, walk in larder cupboard, utility, cloakroom and 2 double ensuite bedrooms.

On the first floor; master bedroom suite, balcony enjoying far reaching views, woodburner; dressing room, ensuite bathroom and 2 further ensuite double bedrooms.



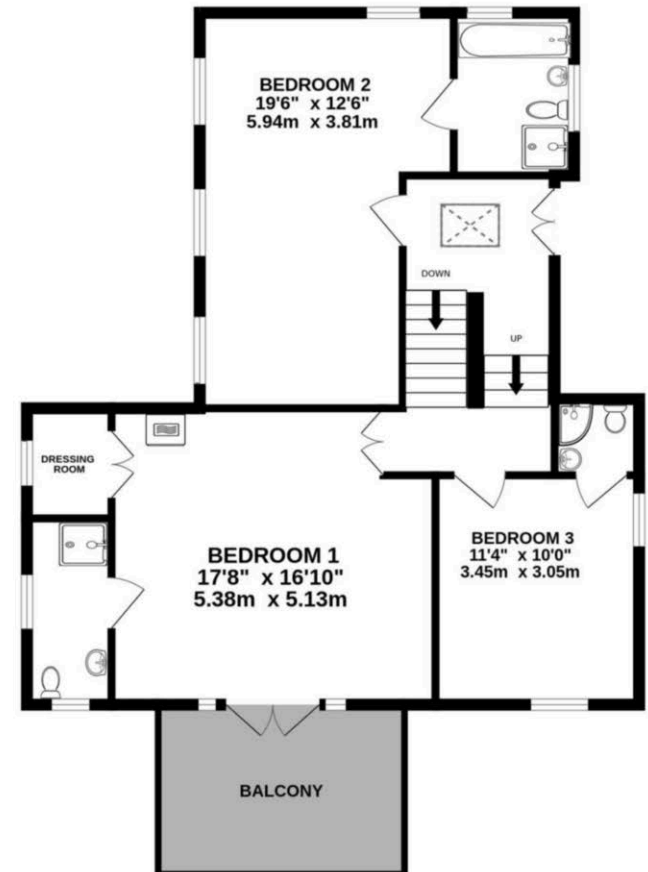
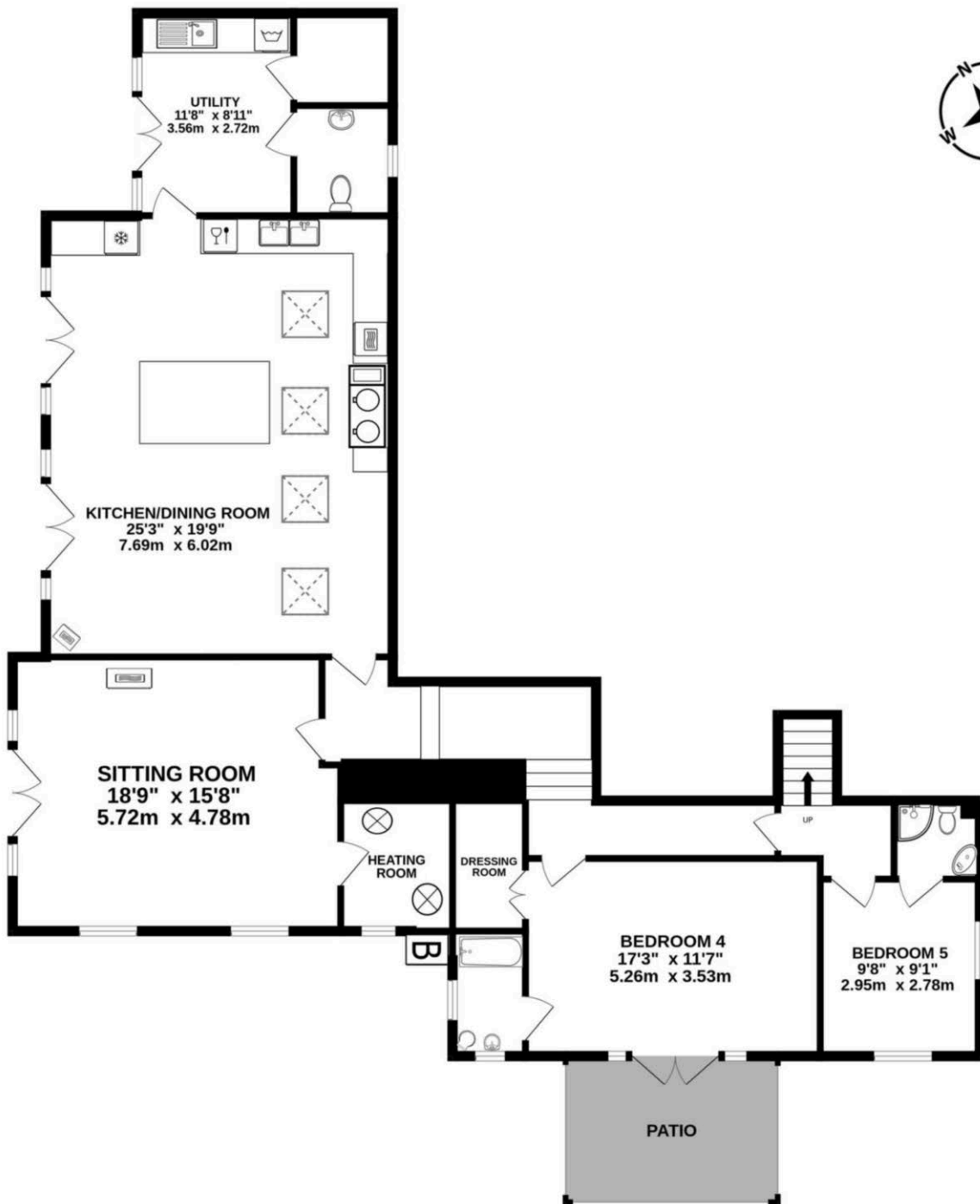
The Lodge

The Lodge is a modern single storey, bespoke designed holiday lodge and was purpose built by the current owners to an exceptional standard. The lodge is finished to a high specification with vaulted ceilings of French Oak A frames, oak doors, well equipped fitted kitchen, Kardeem flooring throughout, powder coated aluminium double glazed windows and doors.

The accommodation benefits from oil fired underfloor central heating and a wood burning stove and briefly comprises; entrance porch, open plan kitchen, sitting / dining room, bedroom 1 is a double room (king size bed) with ensuite shower room and bedroom 2 is a twin room with an ensuite shower room, both bedrooms have French doors opening onto the decking which extends around the front and sides of the Lodge.

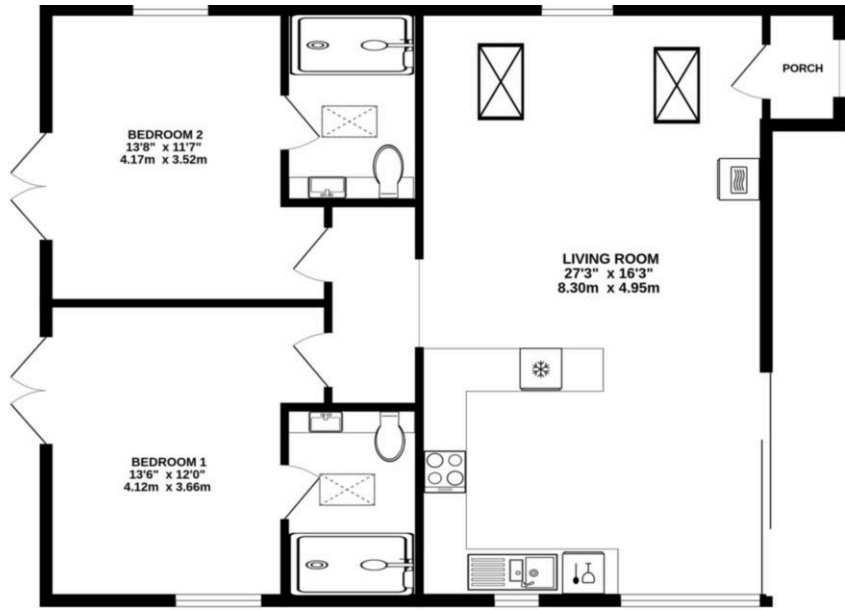
The Lodge has proved very lucrative and popular with holiday guests, many being repeat bookings and boasting a four year average of 40 weeks occupancy.











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Outside

The Linhay is approached over a long owned and shared lane which leads to a private gated entrance opening to a large parking area at the front of the Linhay and Lodge. There is a level lawned garden at the front of the barn, steps lead down to the rear enclosed lawned garden which is interspersed with specimen trees, shrub beds and a covered patio area outside the bedroom. At the side is a level lawned garden, which has a large, paved patio and a covered seating area which is ideal for alfresco dining and entertaining whilst taking in the far reaching countryside views. The gardens continue to a further lawned area interspersed with a variety of fruit and specimen trees.

Buildings

Carport and Store:

Triple Carport: 10.86m x 6.14m (35'7" x 20'1")

Workshop / Store 1: 3.53m x 6.25m (11'6" x 20'6")

Workshop / Store 2: 6.17m x 3.52m (20'2" x 11'6")

Games Room Building

Games Room: 5.45m x 3.70m (17'10" x 12'1")

Cloakroom: 2.05m x 1.10m (6'8" x 3'7")

Snug seating area: 3.72m x 2.95m (12'2" x 9'8")

Timber frame construction, insulated with internal wooden panelling, woodburning stove.

Stable Yard

Machinery / Fodder Store: 5.45m x 3.60m (17'10" x 11'9")

Loose Box 1: 4.30m x 3.45m (14'1" x 11'3")

Loose Box 2: 4.90m x 3.45m (16'0" x 11'3")

Tack Room: 3.46m x 2.27m (11'4" x 7'5")

Stable Block:

Box 1: 3.08m x 4.88m (10'1" x 16'0")

Box 2: 3.10m x 4.90m (10'2" x 16'0")

Polytunnel: 6.00m x 3.60m (19'8" x 11'9")

Aluminium Framed Greenhouse: 3.12m x 1.90m (10'2" x 6'2")



The Land

The land extends to approximately 8.5 acres, divided into 2 easily manageable paddocks and an attractive wildlife area along the southwest boundary of amenity woodland and lake which provide a haven for a variety of wildlife, including beavers, deer, woodcock, kingfishers, duck to name but a few.

Services & Information

Water – Mains

Drainage- Private septic tank

Electricity – Mains

Heating – Linhay – External Oil Fired Boiler, underfloor central heating and radiators, woodburners.

The Lodge - External Oil Fired Boiler – underfloor central heating and woodburner.

Renewables – Photovoltaic panels and two solar thermal panels on the roof of the Linhay.

Broadband –Starlink Satellite checker.ofcom.org.uk/

Mobile Availability – checker.ofcom.org.uk

Council Tax Currently – The Linhay Band F The Lodge – Small Business Rate Relief

EPC – The Linhay EPC D63 - The Lodge C74

Construction -The Linhay - Stone / The Lodge – Timber Frame



Local Authority

Cornwall Council, Country Hall, Treyew Road, Truro, Cornwall, TR1 3AY. 0300 1234 100

Tenure

The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810.

Directions

From Holsworthy proceed southwest on Underlane towards North Tamerton at the end of the road turn left. Proceed for approximately 3.5 miles then take a left bend in the road, up a short hill and the driveway is in the right which leads to The Linhay. Continue to the end of the lane to The Linhay.

What3words Location Finder

///already.wanted.baguette

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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