

The Barn Nr Bolventor | Bolventor | Launceston



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Price Guide £350,000



Enjoying a lovely moorland position, is this detached modern converted barn with circa 2.5 acres of pasture offering equestrian, camping/caravan usage (STP) and self sufficiency. The property is close to Colliford Lake and the A30 offering easy access East and West of the county. PART EXCHANGE CONSIDERED - CASH BUYERS ONLY.

You enter the property into a generous size reception space with sliding patio doors overlooking the gardens and paddocks beyond. This room has a Joteul wood burner to one corner and high ceilings. Steps lead up to the utility and kitchen/breakfast area beyond. There are a range of eye and base level units with a picture window overlooking the nearby paddocks with a great views. To one side is a solid fuel Rayburn and space for a range style cooker.

Bedroom 1 leads off the reception space and is a very generous offering plenty of room for furniture and alike. There are 2 further rooms, one leading off the reception space with access to a plant room and external door to the outside, and the other room is off the utility room. Finally, the bathroom has a matching 3 piece suite including a shower over the bath. In recent years our vendors have improved the property by having the property professionally insulated (with the remainder of a 25 years guarantee) and the installation of LPG central heating throughout.

The property is approached off the A30 where a 5 bar gate leads to the private lane terminating at the parking area for numerous vehicles. From here there is access to the detached garage/workshop. A further gate takes you through to the lawned garden with views over the paddocks. Off the driveway there is access to a lower paddock which is majority ring fenced. Our vendors have put in infrastructure for 4 caravan hook up points along with the necessary drainage. This will need to be re inspected and re approved in order to start being used. Adjoining here is another paddock with a stable block and adjoins open moorland.



- Modern Detached Converted Barn
- Smallholding with Circa 2.5 Acres
- Flexible Accommodation

- Generous Reception Space
- Enclosed Garden with Views Over Adjoining Paddocks
- Ample Off Road Parking and Detached Garage

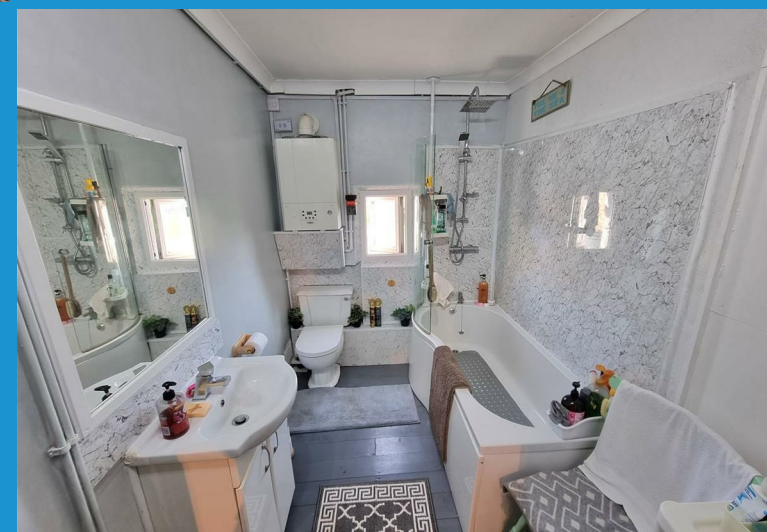
- Surrounded by Open Moorland
- Equestrian Potential
- Close to Colliford Lake and A30
- Equidistant Between Launceston & Bodmin

Situation

The property is located in a rural location on the Eastern fringes of Bodmin Moor. The nearby village of Bolventor is a hamlet situated on the edge of Bodmin Moor and features the famous Jamaica Inn coaching house which dates back to 1547. Now a popular tourist attraction and the inspiration for Daphne Du Maurier book of the same name. Bolventor is situated just off the A30 and offers good access to West Cornwall and is roughly equidistant to the towns of Launceston and Bodmin with the neighbouring village of Altarnun offering a primary school and cafe.

Directions

The postcode for the property is PL15 7TX. What Three Words 'punctuate.apparatus.hooked' will take you to the entrance to the lane. From Launceston use the A30 Westbound. Proceed through Kennards House, Plusha, Five Lanes and Bolventor. Follow this road for another 1.5 miles and you will see a layby on your left followed shortly by a sign post "No through Road Colliford Lake 1/2 mile". Turn left off the A30 and the entrance to the property will be identified on your right hand side.





Kitchen/Breakfast Room
19'10" x 12'8" (6.07m x 3.88m)

Utility Room
12'5" x 3'10" (3.80m x 1.17m)

Sitting/Dining Room
26'8" x 19'11" (8.15m x 6.09m)

Bathroom
11'7" x 6'1" (3.54m x 1.86m)

Snug/Study
16'6" x 10'9" (5.04m x 3.30m)

Reception Room
14'5" x 10'8" (4.41m x 3.26m)

Bedroom
16'6" x 14'1" (5.04m x 4.31m)

Plant Room
8'5" x 5'6" (2.57m x 1.68m)

Garage
24'8" x 20'1" (7.52m x 6.13m)

Garden Store
12'2" x 8'10" (3.72m x 2.71m)

Stable
14'11" x 10'10" (4.55m x 3.32m)

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14'11" x 10'10" (4.55m x 3.32m)

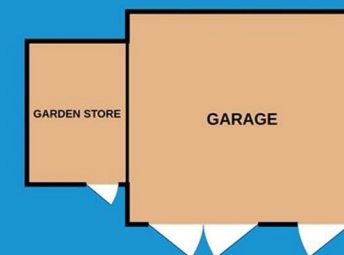
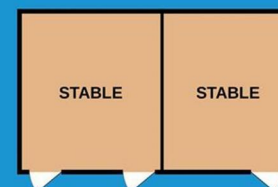
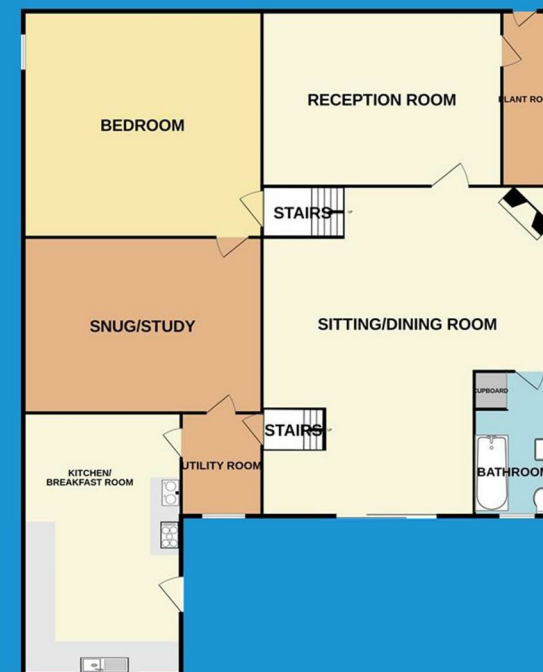
Services

Mains Electricity.
Private Water via a Borehole and Private Drainage.
LPG Central Heating.
Council Tax Band A.

Agents Note

The property has a certificate of Lawfulness dated 6 February 2013 under planning number PA12/03145.

Our vendor might consider a part exchange with someone who has a property within the local area up to £450,000.



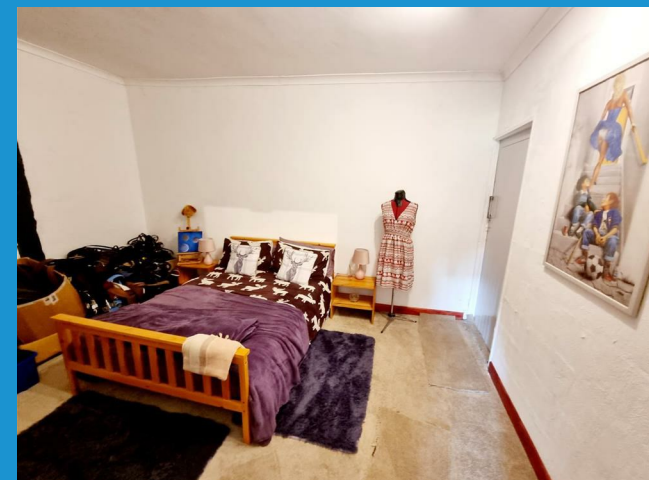
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.