



**Canworthy House, Canworthy Water,
Launceston, Cornwall, PL15 8UB**

Guide Price £495,000 Freehold





A spacious period family home in a tranquil rural hamlet, situated at the end of a “No Through Road”

- No Onward Chain
 - 5 Bedrooms
- 3 Reception Rooms
- Farmhouse Kitchen/Breakfast Room
 - Integral Garage
 - Large Timber Shed
- About 0.4 Acres In All
- EPC F & Council Tax E

SITUATION Located on the fringe of the rural hamlet of Canworthy Water which is 4.2 miles from Wainhouse Corner on the A39 with its shop catering for day-to-day needs, garage and pub. The A39, Atlantic Highway, provides access to the majestic North Cornish coast with its extensive sandy beaches and cliff walks.

The property lies 12 miles equidistant from the former market town of Launceston and the coastal resort of Bude, both providing a range of supermarkets, doctor's, dentist and veterinary surgery together with educational and leisure facilities.

The A30 is some 8 miles to the east and links the Cathedral cities of Exeter and Truro. At Exeter there is a mainline railway station serving London Paddington, access to the M5 motorway network and an International Airport.

DESCRIPTION The property has been the family home of the current vendors for the last 37 years. This cobb and stone house has been successfully extended in more modern times to provide remarkably spacious accommodation, ideal for rural living.

The accommodation is clearly illustrated on the floorplan and briefly comprises: conservatory, which overlooks the front garden, with opening into the entrance hall with stairs rising to the first floor. The sitting room has a window to front aspect and decorative fireplace with tiled insert. The dining room has a window to front aspect, a feature granite fireplace with cloam oven, display alcove and door into the double aspect lounge with fireplace housing a multi fuel stove and arched display recess to the side. Door into kitchen/breakfast room being double aspect with views over the side and rear garden, a range of



base and wall mounted units with laminated work surfaces over, inset stainless steel sink, LPG gas cooker with hob and alcove housing the oil fired Rayburn for central heating and hot water. Utility room with plumbing and appliance space for washing machine and tumble dryer. Boot room with cloakroom and door to rear garden.

From the kitchen open tread stairs lead to a mezzanine area with door onto main landing.

To the first floor there are 5 bedrooms all with windows overlooking the front or side gardens. Family bathroom with a suite comprising of a panel enclosed bath, pedestal wash hand basin and low flush WC.

OUTSIDE Accessed over a small area of common ground which leads to the gated driveway providing parking for several vehicles and leading to the garage. Paths lead to the front and rear entrance doors.

The gardens are laid mainly to lawn with well-defined hedge and fence boundaries, flower beds and a paved patio area ideal for al fresco dining. There are productive fruit trees, vegetable plots, a large greenhouse and a useful timber store.

SERVICES Mains water connected (private well water available). Main electricity. Private drainage (septic tank). Double glazed throughout. Oil fired central heating. Council tax E. Full EPC available on request. Broadband: FTTP. Mobile coverage:

visit Ofcom website. Please note the agents have not inspected or tested these services.

AGENT'S NOTE There has been planning permission granted for a ground mounted solar farm in the locality. Please contact the Agent's offices for details and site plans.

VIEWINGS Strictly by prior appointment with the vendors appointed Agents, DJR Estate Agents and Auctioneers.

DIRECTIONS

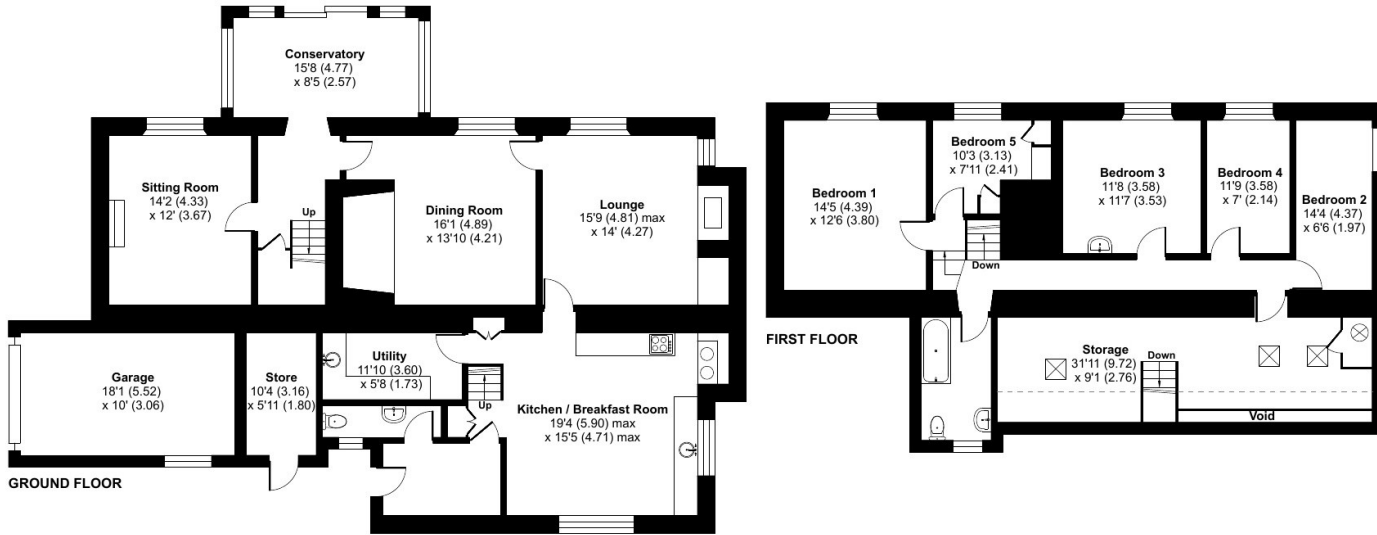
Sat Nav: PL15 8UB

What3Words: ///think.treatment.exits



Approximate Area = 2604 sq ft / 241.9 sq m (excludes void)
Limited Use Area(s) = 57 sq ft / 5.2 sq m
Garage = 188 sq ft / 17.4 sq m
Total = 2849 sq ft / 264.5 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1435306



For more information or to arrange a viewing, please contact us:

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