



The Linhay



The Linhay

St Clether, Launceston, Cornwall, PL15 8QW

North Cornish Coast 9.6 miles - Launceston (A30) 7.9 miles - Bude 16.4 miles

A tastefully converted and immaculately presented barn conversion in an idyllic rural location

- Former Farmstead Setting
- Semi-Detached Barn Conversion
- Private Parking and Garage
- Communal Courtyard
- Tenure: Freehold
- Grade II Listed
- 3 Bedrooms (2 En Suites)
- Attractive Rural Setting
- Character Features
- Council Tax Band: E

Guide Price £495,000

The barns are well positioned in an accessible yet rural location, surrounded by Cornish countryside. Just 9.5 miles west lies Crackington Haven, a family-friendly beach with a popular pub, two cafés, and access to the South West Coast Path.

A well proportioned semi-detached property comprising one of five individual barn conversions amongst an exclusive courtyard. Steeped in rural history and understood to originally date back to 1302, the property has been converted in recent years and now offers a combination of modern luxury living whilst retaining charming character features.

The accommodation is well proportioned and presented throughout, with areas of open plan living showcasing character features and vaulted beamed ceilings. Steps from the driveway lead to the main entrance, with an open plan kitchen/diner fitted with a range of units, a kitchen island, a stylish electric Esse stove and a range of integrated appliances. There is an adjoining landing with large window to the front elevation, a cloakroom with WC and large sitting room enjoying the rural outlooks. A bespoke and handmade staircase descends to the ground floor which offers 3 double bedrooms including 2 en-suites and an additional family bathroom.

The property is accessed via a track to the courtyard, then approached to the rear with a private driveway for 2-3 vehicles. The gardens have been well fenced, with tiered areas of lawn and steps to the kitchen. There is a private gravelled seating area overlooking the communal grounds to the front and a garage/storage in the garage block.

Services: Mains electricity. Private water via borehole and private drainage via shared sewage treatment plant. Oil fired central heating with underfloor heating. Stone construction with slate roof and double glazed wooden windows. Broadband: Ultrafast & Standard ADSL, Mobile signal: voice and data variable (Ofcom). Please note the agents have not inspected or tested these services. The property is included as 1 of 5 in a management company and contributes in the region of £1500 per annum towards shared services and maintenance..

Viewings: Strictly by prior appointment with the vendors' appointed agents, Stags.
Directions: [What3words.com: ///micro.prono.jetliner](https://www.what3words.com/:///micro.prono.jetliner)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk
01566 774999

**Approximate Gross Internal Area 1806 sq ft - 168 sq m
(Excluding Outbuilding/Void)**
Lower Ground Floor Area 921 sq ft - 86 sq m
Ground Floor Area 885 sq ft - 82 sq m
Outbuilding Area 139 sq ft - 13 sq m

Lower Ground Floor

Ground Floor

Outbuilding

For Identification only - Not to scale

Floor plan produced in accordance with FICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.