



1 Godcott Barns



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North Petherwin, Launceston, Cornwall, PL15 8NX

Launceston 6 miles - Bude 14 miles - Plymouth 31 miles

An impressive and well presented barn conversion set within a peaceful, rural position

- Impressive Detached Barn Conversion
- Peaceful, Rural Setting with Far-Reaching Views
- Five Bedrooms (Three En Suite)
- Striking Open-Plan Kitchen/Dining Room
- Additional Family Room and Utility
- Character Features Throughout
- Beautifully Landscaped Gardens
- Paddock and Grounds Extending to Approx. 5.42 Acres
- Freehold
- Council Tax Band: G

Guide Price £800,000

SITUATION

The property lies around 2.5 miles from the rural village of North Petherwin and approximately 6 miles from the historic town of Launceston, which provides a comprehensive range of shops, schooling and amenities, as well as excellent access to the A30 trunk road. The popular coastal resort of Bude, known for its sandy beaches and dramatic clifftop walks, lies around 14 miles to the north, while Exeter, with its M5 connection, international airport and mainline rail service to London Paddington, is within 47 miles.

DESCRIPTION

Occupying an idyllic and peaceful position in the heart of the Cornish countryside, this substantial and beautifully presented barn conversion offers generous and flexible living accommodation, with ample off road parking, landscaped gardens and paddocks extending to approximately 5.42 acres.



ACCOMMODATION

The front door opens into a spectacular open-plan kitchen/dining room, with vaulted ceilings, exposed A-frame timbers and attractive wooden flooring. The kitchen is well-equipped with a range of units, inset sink, space for a range-style cooker with extractor above, a central island with breakfast bar and ample space for further appliances. A few steps lead down into the dining area, creating an ideal space for entertaining.

From here, there is a step up into the sitting room, which continues the impressive vaulted ceilings, exposed beams and features a cosy woodburning stove with doors leading out to the front garden.

The principal bedroom suite is accessed from the dining area via an inner hallway, and includes built-in wardrobes and a well-appointed en suite bathroom. A cloakroom/WC is also accessed from this hallway.

Stairs descend to the lower ground floor, offering additional flexible accommodation including a family room, utility room with storage and access to the walled rear garden, family bathroom with a rolltop bath, and four further bedrooms, two of which benefit from en suite facilities.

OUTSIDE

The property is approached via a shared drive which leads to ample off-road parking, two large sheds and a covered log store. The formal gardens are a mainly laid to lawn with mature trees and shrubs. There is a raised decked terraced creating an ideal area for alfresco dining and entertaining, overlooking the gardens.

To the rear, a beautifully enclosed walled garden provides a private and tranquil retreat with gravelled beds and a level lawn.

A further tree-lined track, approximately 180 metres in length, leads from the house to a paddock of around 4.98 acres, laid to pasture and bounded by a natural stream—perfect for equestrian use or hobby farming.

SERVICES

Mains electricity and water. Private drainage via a shared waste treatment works. Oil-fired central heating and wood burning stove. Broadband availability: Ultrafast and Standard ADSL, Mobile Signal: Voice and Data available (Ofcom). Wooden double glazed windows. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VEIWINGS

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

DIRECTIONS

What3words.com - ///inches.hologram.landscape



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		
(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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