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Lynton | Canworthy Water | Launceston



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Offers In Excess Of £500,000







A charming detached stone barn which has been converted from a former piggery in a semi-rural location. The property offers 3 bedrooms plus a large reception space. This delightful barn has large gardens, ample off road parking and a fantastic detached workshop, all in a quiet location.

Upon entering you walk into a hallway with utility room/WC leading off. You are greeted by a cosy dual aspect sitting/dining room with a view over fields plus a wood burner to one corner. The kitchen has many wall and base level units plus space for appliances. There are 3 bedrooms, all enjoying lovely views over the garden and nearby countryside. All 3 bedrooms share the family bathroom/wet room. The property enjoys underfloor central heating to most areas. The rear of the barn has a fantastic veranda which creates a great outdoor space.

One of the main standout features of this property is the stunning views it offers, over the gardens and field's surrounding. The garden is mainly laid to lawn and has scope to be further improved. With the possibility of having a vegetable patch or even animals! There is also a small orchard attracting wildlife. There is plenty of driveway parking for several vehicles or indeed spaces for a motor home or caravan. Furthermore, the detached workshop offers endless possibilities for hobbies or as a useful workshop. Subject to planning permission the workshop could be converted into an annexe for a dependent relative. The entire plot as a whole is approaching just under an acre. The property is located off a private lane shared with neighbouring properties and is in a quiet and peaceful setting.







- Charming detached converted stone barn
- 3 bedroom all enjoying views over the gardens
- Generous sitting/dining room with multi fuel woodburner
- Large detached workshop with adjoining garage
- Ample off road parking
- Large mature gardens, orchard and vegetable patch
- Views over fields spanning a number of miles
- Pleasant and quiet semi rural location

Situation

Canworthy Water is a rural village located approximately 10 miles from the town of Launceston and approximately 11 miles from the town of Bude. There are village amenities nearby at Wainhouse Corner (approximately 3.6 miles) and a public house at Hallworthy (approximately 3.8 miles) with nearby Primary schooling in the village of Warbstow (approximately 1.3 miles). Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsular and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The location provides easy access to a huge selection of recreational facilities. There are the beautiful beaches along the north Cornish coast, the rolling landscape of Dartmoor and the rugged south coast are all within easy reach. Many of the beaches offer excellent surfing and there are plenty of seaside towns to visit, such as Perranporth, Bude, Port Isaac or Boscastle. Much of the north Cornish coast is owned and managed by the National Trust with a range of footpaths and stunning scenery.

Directions

The postcode for this property is PL15 8UB. From Launceston head towards Newport and proceed up St Stephens Hill taking the left hand turning signposted for Egloskerry. Continue along this road passing through the village of Egloskerry and the village of Splatt and into Canworthy Water. From the T junction, turn right and proceed over the bridge and take the SECOND LEFT UP A NO THROUGH ROAD. Follow this private lane for circa half a mile and turn left signposted Higher Witheven Farm. Follow this lane and take the first left where the signpost for the property will be seen ahead.









Entrance Hallway

Kitchen
14'11" x 7'9" (4.55m x 2.37m)

Sitting Room / Dining Room
22'4" x 15'3" (6.81m x 4.66m)

Utility Room
5'10" x 4'10" (1.80m x 1.48m)

Inner Hallway

Bedroom 1
15'9" x 8'0" (4.81m x 2.45m)

Bedroom 2
11'8" x 7'6" (3.56m x 2.30m)

Bedroom 3
11'6" x 7'6" (3.52m x 2.30m)

Bathroom
9'4" x 5'10" (2.86m x 1.79m)

Veranda
23'4" x 6'3" (7.12m x 1.92m)

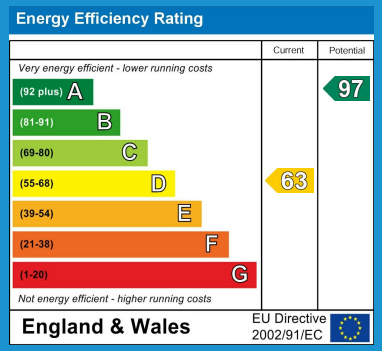
Workshop
27'1" x 15'5" (8.26m x 4.70m)

Workshop 1
20'5" x 14'11" (6.24m x 4.57m)

Store
15'0" x 6'1" (4.59m x 1.86m)

Services
Mains Electricity and Water.
Private Gas and Drainage.
Oil Fired Central Heating.
Council Tax Band C

Agents Note
Planning approval has been obtained to extend a nearby solar farm. However this planning does not affect the property and its rural aspect.





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01566 706706 • sales@viewproperty.org.uk
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The Property Ombudsman

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AML CHECKS:
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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.