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Town • Country • Coast

Cattle Barn | Higher South Beer | Boyton | Launceston

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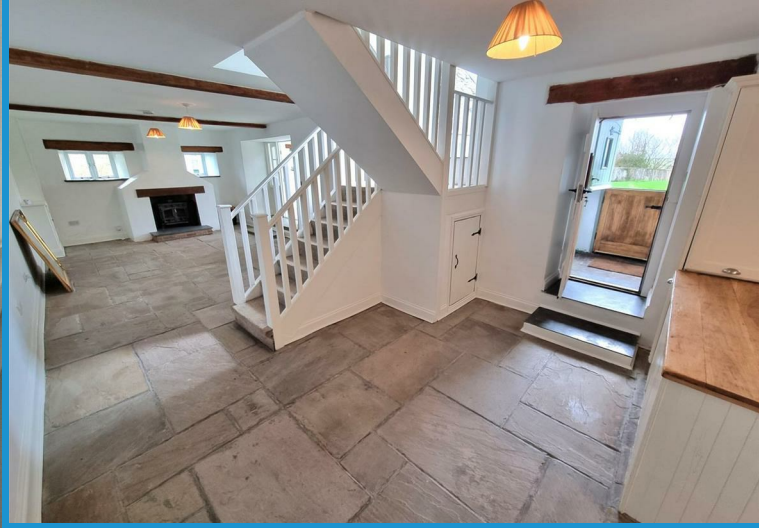
Price Guide £525,000

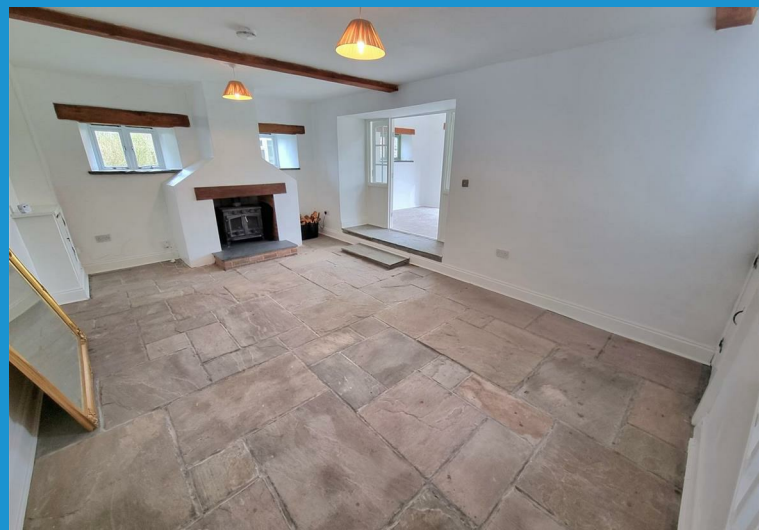
In a semi rural position adjoining open countryside is this charming detached 3 bedroom barn conversion together with a detached 1 bedroom annexe. Outside is an enclosed garden and plenty of off road parking. Perfect property for multi generational living.

From the entrance porch you step down into the large open plan kitchen/dining/sitting room. The kitchen area has a range of eye and base level units with a range cooker and space for white goods. A door opens into the rear porch and ground floor WC. Beyond the kitchen is space for a family dining table. The sitting area centres around a chimney breast housing a multi fuel wood burner. The whole ground floor benefits from underfloor heating. French doors take you through to the separate garden room which is dual aspect with a vaulted ceiling and features bi fold doors enjoying a great view over the lawns. Off the staircase there is a half landing with a picture window overlooking the gardens. On the first floor are 3 bedrooms (2 en suite) plus a separate family bathroom. The first floor has exposed wooden A frames and a feature Victorian fireplace (not in use). The master bedroom has built in wardrobes and a great view towards fields.

To one side of the barn is a detached annexe with 1 double bedroom and an open plan sitting/dining room. The kitchen has a range of eye and base level units with a door into a large built in laundry cupboard. From the reception space a staircase gives access to an attic space perfect for additional storage. To the side of the annexe is a private garden enclosed by a low level fence suited for those wanting a private garden area to enjoy. Subject to planning the attic space could be converted into additional accommodation.

The property is located off a quiet parish road through 5 bar wooden gates onto a gravelled parking area for several vehicles. At the bottom of the garden is a big store shed used as a gym with water/power. The plot in total is circa 0.30 of an acre.





- Characterful 3 bedroom detached barn conversion
- Separate 1 bedroom annex
- Sizable open plan kitchen/dining/sitting room
- Garden room overlooking the garden
- Ideal multi generational living opportunity
- Plenty of off road parking

Situation

The property is located in a semi rural former farmstead location with a few barns and farmhouses surrounded by open countyside. Nearby Boyton is approximately 1 mile away and offers a Parish Hall, Primary School and Methodist Church. The village is serviced by the school bus for Launceston College. Launceston town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling. The rugged North Cornish Coastline is around 30 minutes away, boasting sandy beaches at Widemouth Bay and Bude.

Directions

The postcode to the proeprty is PL15 8NW. From our office exit Launceston using the A388 down St Thomas road. At the mini roundabout proceed up St Stephens Hill. Follow the B3254 through the village of Yeolmbridge and eventually Langdon Cross. After about 1 mile you will see a right hand turn signposted Boyton. Follow this road for circa 0.5 miles and the property will be seen on your right hand side. What Three Words - surpassed.party.veal

Entrance Porch
4'7" x 4'0" (1.41m x 1.24m)

WC
3'11" x 3'3" (1.21m x 1.00m)

Inner Hallway
6'1" x 3'3" (1.86m x 1.00m)

Living Room / Kitchen
39'11" x 13'1" (12.19m x 4.00m)
Sitting Room - 5.90m x 4.00m
Kitchen / Dining Room - 6.03m x 4.00m

Garden Room
18'8" x 10'0" (5.71m x 3.05m)

First Floor

Bedroom 1
13'0" x 8'5" (3.98m x 2.57m)

En-Suite
6'4" x 3'2" (1.94m x 0.97m)

Bedroom 2
13'1" x 10'10" (4.00m x 3.32m)

En-Suite
6'5" x 3'6" (1.96m x 1.07m)

Bedroom 3
8'5" x 7'9" (2.57m x 2.37m)

Bathroom
7'6" x 5'10" (2.31m x 1.79m)

Annexe

Inner Hallway
3'6" x 3'2" (1.09m x 0.98m)

Living Room
19'3" x 14'9" (5.89m x 4.52m)

Kitchen
8'2" x 8'0" (2.50m x 2.44m)

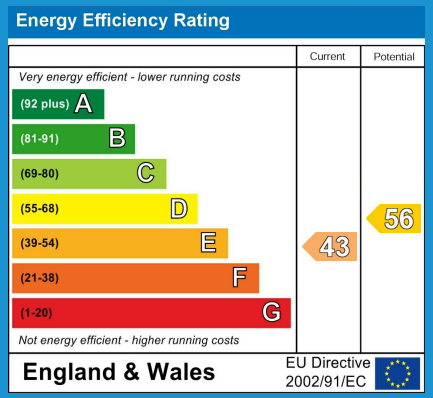
Laundry Room
8'0" x 2'9" (2.45m x 0.85m)

Bedroom
11'3" x 10'1" (3.45m x 3.08m)

Bathroom
7'4" x 3'6" (2.26m x 1.08m)

Attic / Storage
24'0" x 16'9" (7.33m x 5.13m)

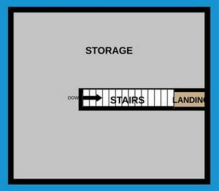
Services
Mains Electricity and Water .
Private Drainage - Septic Tank Located In The Garden.
Council Tax Band For Cattle Barn - D
Council Tax Band For The Annexe - A
Underfloor Heating In The Cattle Barn Plus a Multi Fuel Wood Burner
Electric Heating In The Annexe
EPC For The Annexe is 39 with potential to be 51



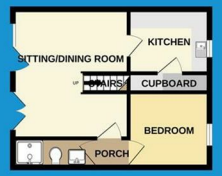
Ground Floor

First Floor

Annex First Floor



Annex Ground Floor



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The Property Ombudsman

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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.