



**Westaways, North Hill,
Launceston, Cornwall, PL15 7NH**

Guide Price £895,000 Freehold





A beautifully converted barn with no near neighbours in a sought after rural location with stunning rural views

- 4 Bedrooms
- 3 Bathrooms
- Stunning Farmhouse Kitchen/Dining Room
 - Study/Bedroom 4
- Detached Double Garage with Utility Room
 - Gated Private Drive
 - About 1.02 Acres In All
 - EPC B & Council Tax F

SITUATION Located on the fringe of the parish of North Hill, less than 5 miles from the town of Launceston and 9 miles from Liskeard. Launceston has all the amenities associated with a former market town and access to the A30 trunk road which links the Cathedral cities of Exeter and Truro. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.

The town of Liskeard has similar facilities to Launceston in addition to a mainline railway station and access to the A38 which links to the city port of Plymouth with a deep water marina and regular ferry crossings to northern France and Spain.

DESCRIPTION This beautiful granite, stone and slate-roof barn has been converted by the current vendors with considerable attention to detail, creating a home of rare quality and comfort whilst

retaining character features such as exposed stone walls and A-frames. The property also benefits from exceptional eco-credentials. We have no hesitation in recommending an early inspection of this quality property.

The stylish accommodation is illustrated on the floorplan and briefly comprises: entrance hall with slate floor and oak stairs rising to first floor, door into the most impressive kitchen/dining room. The kitchen enjoys views to Sharp Tor and comprises a range of base-level units with Silestone quartz worktops, inset sink, electric 2-plate Aga for cooking, island unit with matching worktops and inset sink, integral dishwasher, dresser units with integral fridge and larder cupboards. Utility room with sink unit, appliance space for washing machine or tumble dryer, door to the rear and cupboard containing heat exchanger system. Cloakroom with low flush WC and wash hand basin.



From entrance hall, a door opens into the lounge with engineered oak floor, woodburner set on stylish granite hearth with patio doors leading to the rear terrace. From the lounge, a door leads into the master bedroom with matching oak floors, exposed A-frames and window to the front. A door leads into a spacious en suite bathroom with electric underfloor heating, double bath, low flush WC, His and Her sinks and a walk-in shower.

To the first floor there is a spacious landing with a music area and doors to all rooms comprising: principal guest bedroom which enjoys views to the rear over farmland, Juliet balcony and door to en suite shower room with shower cubicle, pedestal wash hand basin, Velux window, large under eaves storage area and airing cupboard. The third bedroom also has an en suite shower room together

with an inset wardrobe. The fourth bedroom, currently used as a study, has under eaves storage, sloping ceilings with Velux window and window to front aspect.

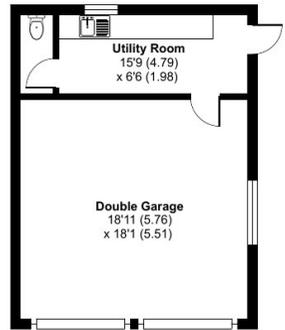
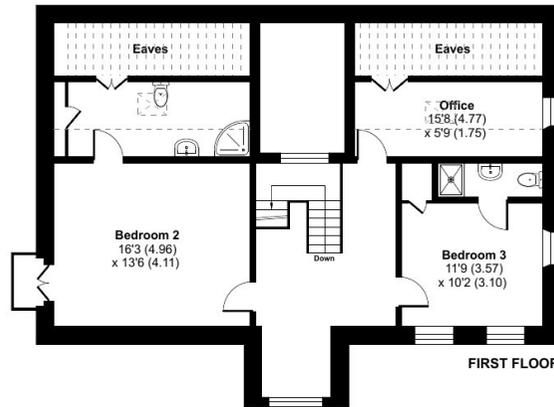
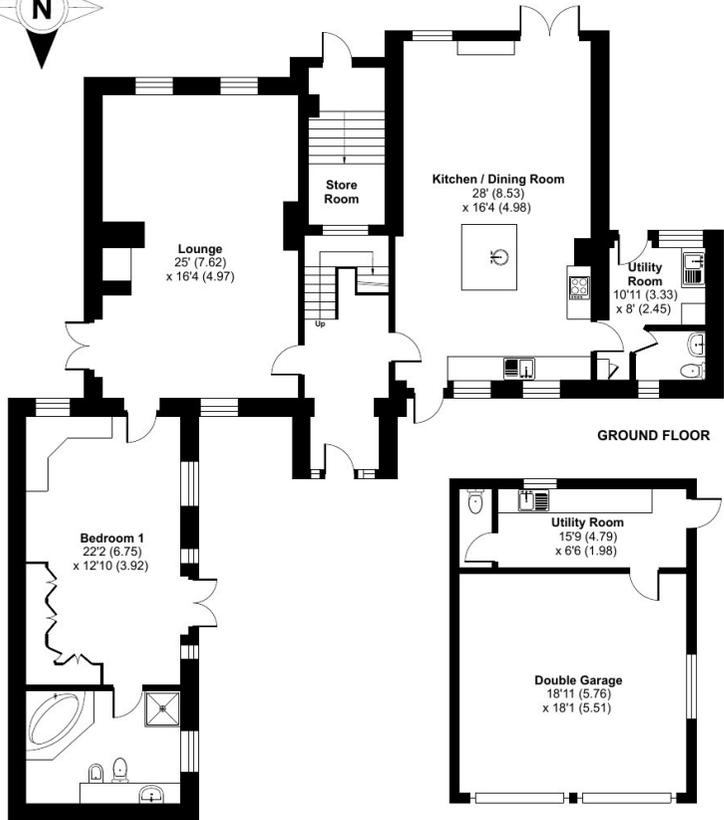
OUTSIDE Electric gates open onto a tree-lined private driveway of approximately 100m which leads to an extensive tarmac parking area to the front and side. The front of the property enjoys a gravelled path to the front door and walled patio, ideal for outdoor seating. The drive continues to the detached double garage with solar panels on the roof, a pair of up and over doors, utility area with sink and plumbing for washing machine, gardener's toilet, extensive roof storage area, EV charging point and a lean-to wood store.

The gardens are beautifully landscaped with an attractive, naturally fed pond and well-defined hedge and fence boundaries. The gardens are mainly laid to lawn with patio terraces to enjoy the stunning rural views. Impressive and productive vegetable garden with raised beds, greenhouse and attached shed containing biomass boiler with automatic hopper feed/storage system.

SERVICES Mains water and mains electricity. Private drainage (sewage treatment plant). Pair of solar arrays. Biomass wood pellet boiler. Double glazed windows throughout. Full EPC documentation available on request. For mobile and Internet coverage please visit Ofcom website. Please note the agents have not inspected or tested these services

Approximate Area = 2316 sq ft / 215.1 sq m
 Limited Use Area(s) = 258 sq ft / 23.9 sq m
 Garage = 474 sq ft / 44 sq m
 Store Room = 86 sq ft / 7.9 sq m
 Total = 3134 sq ft / 291.1 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 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd . REF: 1298097

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