





A spacious 4 bedroom detached farmhouse set in a peaceful rural setting with a generous plot of around 1 acre which includes gardens and an array of outbuildings. The property has a wealth of character features and a ground floor area which could be adapted to create an annex alongside an additional annex adjoined to the side of the property. The property could appeal to a wide range of buyers including smallholders, those looking to run a home business either from the property utilising the ground floor ancillary rooms or indeed from the outbuildings (subject to any relevant necessary consents).

The property is set in a rural community in a peaceful country lane setting with good access to the North Cornish Coast and sandy beaches. The property is approached via a concreted driveway leading down to the property where there is a garden at the front and a courtyard area at the rear. There is ample parking and the outbuildings which comprise 3 substantial adjoining barns. There are lawned areas wrapping around the barns and a vegetable patch plus a wildlife paddock with a natural tree lined border.

The property itself offers 3 reception rooms with a spacious living room and dining room at the front and a study/home office at the rear. The property retains much of its character and has particularly high ceilings. There is a traditional farmhouse kitchen with central island which is the hub of the home. At the side is a range of flexible rooms with a downstairs shower room, store room, utility room housing the boiler and a study/hobbies room at the front overlooking the front garden.

On the first floor there are 4 spacious bedrooms alongside 2 bathrooms providing the ideal family space. At the side of the property accessed externally is the annex area, with a living room and kitchen open-plan, internal bedroom and shower room and there is an additional lean-to store at the side. This versatile property has a wealth of possibilities for potential buyers.



- Detached farmhouse
- 4 bedroom & 2 bathrooms
- Flexible reception accommodation

- 1 bedroom annex
- Character features throughout
- Rural farmstead location
- Good size lawned garden

- Generous detached outbuilding
- Convenient for North Coast & Bodmin Moor
- Scope for multi generational living

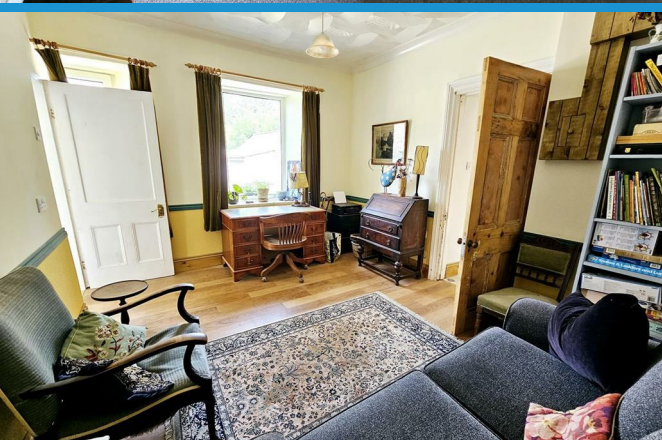
Situation

The property can be found in a rural hamlet known as Treglasta in a cluster of older style properties. At the nearby Hallworthy there is a Public House. From here there is great access to the North Cornish Coast and wonderful beaches and seaside attractions including Bude, Tintagel and Boscastle. In Bude there are a wide range of facilities including Schooling and Supermarkets and a busy Town Centre with amenities. To the other side is Launceston which again has a wide range of facilities and the A30 provides great access to the rest of Cornwall and Devon.

Directions

The postal code for the property is PL15 8PY. What Three Words 'honestly.glares.clubbing' will take you to the property. The property can be found by taking the turning to Treglasta which is near to The Wilsey Down Public House and following this country road and taking the signposted left hand turning to the property.





Entrance Porch

Living Room
18'8" max x 13'0" (5.70m max x 3.98m)

Dining Room
13'0" x 12'11" max (3.98m x 3.95m max)

Inner Hallway & Stairs

Kitchen
13'9" x 12'2" (4.21m x 3.73m)

Study
13'8" x 10'6" (4.18m x 3.22m)

Shower Room
6'10" x 4'10" (2.10m x 1.49m)

Store Room
10'0" x 8'3" (3.06m x 2.52m)

Utility & Boiler Room

Hobbies/Craft Room
9'6" x 8'9" max (2.90m x 2.68m max)

Annex

Living Room/ Kitchen
13'6" x 11'0" (4.12m x 3.36m)

Bedroom
8'2" x 7'1" (2.49m x 2.16m)

Shower Room
8'9" max x 8'6" max (2.67m max x 2.61m max)
L Shaped Room

Store Room
13'2" x 7'6" (4.02m x 2.30m)

First Floor Landing

Bedroom 1
14'1" x 11'5" (4.31m x 3.48m)

Bedroom 2
13'1" x 13'0" (4.00m x 3.97m)

Bathroom
8'4" x 3'10" (2.55m x 1.19m)

Bedroom 3
15'1" x 13'8" (4.61m x 4.17m)

Bedroom 4
10'1" x 9'7" (3.09m x 2.94m)

Bathroom
11'11" x 4'0" (3.65m x 1.24m)
Plus Recess

Outside

Feed Barn
27'3" x 11'6" (8.32m x 3.53m)

Barn/Workshop
30'1" x 23'9" (9.19m x 7.26m)

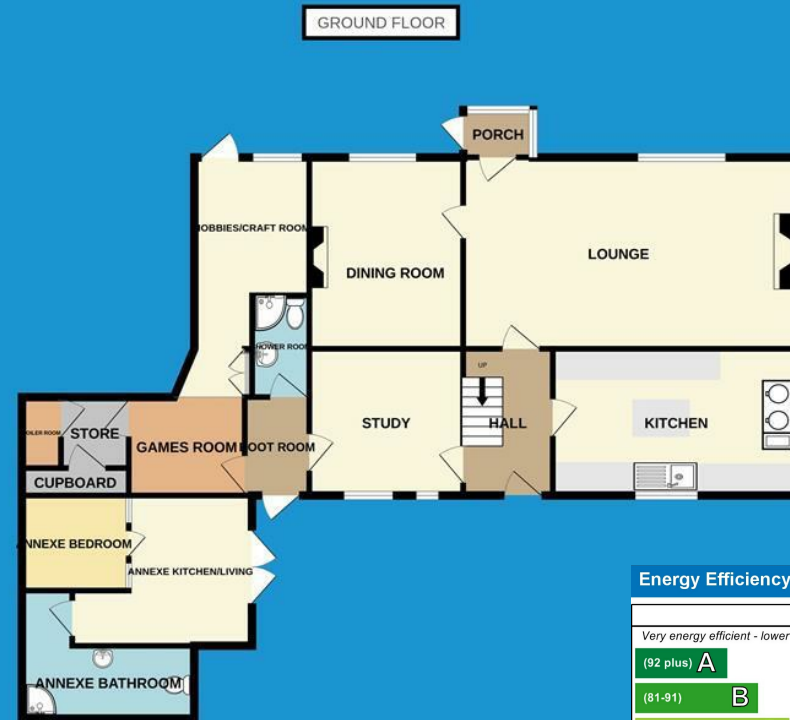
Large Barn
61'1" x 33'11" (18.63m x 10.34m)

Services

Mains Electricity & Water.
Private Drainage & Oil Fired Central Heating.
Council Tax Band E.

Agents Notes

The annex has a separate EPC rating of 46E/138A



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		
		76
	48	
England & Wales		EU Directive 2002/91/EC



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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.