



Bond
Oxborough
Phillips

Changing Lifestyles

The Granary
Clubworthy
Launceston
Cornwall
PL15 8NZ

Asking Price: £475,000 Freehold



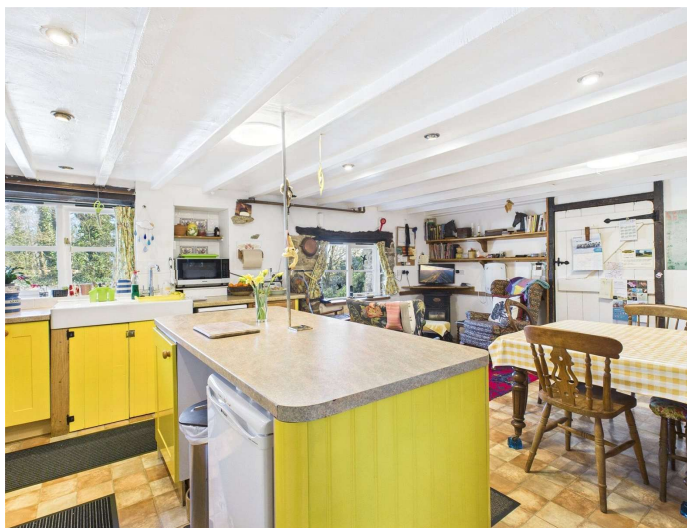
Changing Lifestyles

01288 355 066
bude@bopproperty.com

The Granary, Clubworthy, Launceston, Cornwall, PL15 8NZ



- Former barn conversion, completed over 20 years ago
- Set within approximately 1.66 acres of mature grounds
- Character features including vaulted ceilings and exposed beams
- First floor lounge & Bedroom One with Juliet balcony
- Three bedrooms and two shower rooms
- Range of outbuildings offering excellent versatility
- Solar panels installed on the timber lodge/outbuilding
- Ample off-road parking
- Peaceful rural position within the hamlet of Clubworthy
- EPC: D
- Council Tax Band: E



Set within approximately 1.66 acres of mature and well-established grounds, The Granary is a characterful former barn conversion, understood to have been converted over 25 years ago, enjoying a peaceful rural position within the hamlet of Clubworthy. The property offers generous and versatile accommodation arranged over two floors, combining rustic charm with excellent scope for further enhancement.

The ground floor centres around a spacious kitchen/dining area, well suited to everyday living and entertaining, complemented by a range of ancillary spaces including utility facilities and useful storage. The layout flows well, with the accommodation offering flexibility to suit a variety of lifestyle requirements.

To the first floor, the property opens into an impressive vaulted lounge, featuring exposed beams and a wonderful sense of volume and light. Juliet balconies from both the lounge and the principal bedroom further enhance the feeling of connection with the surrounding gardens. The accommodation provides three bedrooms in total, together with two shower rooms, arranged to suit family living or those seeking a countryside retreat with space to host guests.

Overall, the property offers a rare opportunity to acquire a substantial rural home with character, privacy and excellent outdoor space, while also presenting potential for further refinement or adaptation, subject to any necessary consents.

The Granary is approached via a gravelled driveway providing ample off-road parking. The grounds extend to approximately 1.66 acres, incorporating mature gardens, a variety of outbuildings, and gently informal landscaped areas, all bordered by established trees and shrubs creating a high degree of privacy.



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The property enjoys a peaceful rural location on a quiet parish road in the hamlet of Clubworthy which falls within the sought after parish of North Petherwin. The small village of North Petherwin is approximately 4 miles distant with its church, well-respected primary school and thriving village hall. The self-contained village of Whitstone is approximately 4 miles to the north of the property with its post office/general store catering for day to day needs. The former market town of Launceston, known as the Gateway to Cornwall is approximately 8 miles. At Launceston there is access to the vital A30 trunk road which links to the cathedral city of Exeter with its superb range of shopping facilities including department stores, mainline railway station serving London Paddington, access to the M5 motorway network and well respected international airport. The popular North Cornish coastal resort of Bude is some 12 miles to the north with a wide range of activities including extensive sandy beaches, cliff land walks, 18 hole links golf course and access to the A39 trunk road, the Atlantic Highway.



Property Description

Entrance Porch - 7'3" x 3'1" (2.2m x 0.94m)

Hallway - 12'10" x 3'10" (3.9m x 1.17m)
Staircase leading to first floor landing.

WC - 5'1" x 4'4" (1.55m x 1.32m)

Bedroom 2 - 10'5" x 7'2" (3.18m x 2.18m)

Bedroom 3 - 13'8" x 7' (4.17m x 2.13m)

Kitchen/Dining Area - 19'8" x 15'8" (6m x 4.78m)
Built in pantry cupboard (4'4 x 2'7)

Utility Room - 7' x 6'8" (2.13m x 2.03m)

Shower Room - 6'8" x 2'11" (2.03m x 0.9m)

First Floor Landing - 10'9" x 3'9" (3.28m x 1.14m)

Bedroom 1 - 15'10" x 15'2" (4.83m x 4.62m)
Double doors with Juliet Balconies to front and side elevation.

Living Room - 17'9" x 16'3" (5.4m x 4.95m)
Double doors to Juliet style balcony on front elevation. Double doors to:

Sun Room - 6'2" x 3'8" (1.88m x 1.12m)

Bathroom - 7'3" x 6'6" (2.2m x 1.98m)

Store Room - 5' x 4' (1.52m x 1.22m)

Outside - The grounds surrounding The Granary are a particular highlight, extending to approximately 1.66 acres and offering a wonderful sense of seclusion and maturity. The approach is via a gravelled driveway providing generous off-road parking and access to the various outbuildings.

The gardens have been thoughtfully planted over many years and feature a wide variety of established trees, shrubs and planting, creating distinct areas of interest throughout the plot. These include open lawned sections, more naturalistic garden areas, and productive spaces ideal for those with an interest in gardening or small-scale horticulture.

A range of outbuildings provides excellent additional storage and versatility, including a timber lodge/outbuilding which benefits from solar panels mounted on the roof, contributing to the property's energy efficiency. Further structures offer scope for workshops, hobbies, or potential home office use (subject to requirements). The overall setting offers a peaceful and private environment, ideal for those seeking a rural lifestyle while still remaining within reach of Launceston and the surrounding villages.

Outbuildings - Nissan Hut - 17'11 x 29'6

Barn - 32'11 x 25'4

Garage 1 - 19'8 x 13'

Garage 2 - 19'6 x 12'8

Former Workshop 19'8 x 13'

Services - Mains electric and water. Private drainage via septic tank. Oil fired central heating. Solar panels.

Council Tax - Band E

EPC - Rating D

Tenure - Freehold

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Floorplan



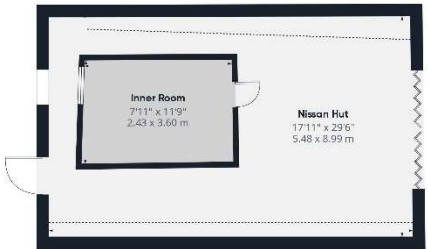
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
3516 ft²
326.8 m²

Reduced headroom
65 ft²
6.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Bude office, head south along Queen Street and turn right into Lansdown Road, before turning left onto The Strand. At the roundabout, take the first exit onto Bencoolen Road which then continues and becomes Stratton Road/A3072. Proceed through the next roundabout and, at the following roundabout, take the second exit onto the A3072/A39. After a short distance, turn right onto Hospital Road, continuing to follow the A3072 for just over 2.5 miles. Turn right at Red Post onto the B3254 and follow the road for 6.5 miles taking the next right. Continue along this road for just after 1.5 miles whereupon the entrance to The Granary will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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34 Queen Street
Bude
Cornwall
EX23 8BB
Tel: 01288 355 066
Email: bude@bopproperty.com

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