



Bond
Oxborough
Phillips

Changing Lifestyles

Bridge House Barn
Canworthy Water
Launceston
PL15 8UA

Asking Price: £375,000
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Bridge House Barn, Canworthy Water, Launceston, PL15 8UA



- Detached barn conversion
- Peaceful rural hamlet setting
- Within easy reach of the North Cornish coastline
- Two double bedrooms
- Spacious living room with exposed beams
- Beautifully established private gardens
- Large detached garage and off-road parking
- Summerhouse, potting shed and greenhouse
- Various seating and entertaining areas
- EPC: TBC
- Council Tax Band:



An exciting opportunity to acquire this well-presented two-bedroom detached barn conversion, situated within a peaceful rural hamlet and within easy reach of the spectacular North Cornish coastline.

The characterful accommodation is arranged over two floors and comprises an entrance porch leading into the hallway, a fitted kitchen with a dining area and an impressive living room with exposed ceiling beams and French doors providing direct access to the garden. A ground-floor double bedroom and family bathroom complete the accommodation on this level. On the first floor is a generous principal bedroom with a vaulted ceiling, rooflights and an en-suite WC.

The beautifully landscaped gardens are undoubtedly one of the property's main attractions. Enjoying a high degree of privacy, they have been thoughtfully arranged to provide an appealing combination of lawn, mature hedging, established flowerbeds, colourful planting and gravelled pathways. A choice of paved and decked seating areas provides plenty of space for outdoor dining, entertaining or simply relaxing and enjoying the peaceful surroundings. Vegetable beds, a greenhouse and a potting shed benefit from an electricity supply with a delightful summerhouse, also supplied with electricity, offers a versatile garden retreat and is complemented by its own decked seating area. The home also offers a range of useful storage areas. A gravelled drive provides off road parking and access to the large detached garage, which offers excellent storage and workshop space.

This charming barn conversion would be ideally suited as a permanent residence or peaceful countryside retreat, and an internal viewing is highly recommended. EPC Rating TBC. Council Tax Band B.



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Bridge House Barn is situated in the rural hamlet of Canworthy Water, lying only 3 miles from the self contained village of Wainhouse Corner with all it's local amenities including Post Office, garage and Public House. The popular coastal town of Bude is some 11 miles and supports a comprehensive range of shopping, schooling and recreational facilities as well as lying amidst the rugged North Cornish coastline famed for it's many areas of outstanding natural beauty and popular bathing beaches. Other nearby places of interest include Crackington Haven, Boscastle and Tintagel. The ancient former capital town of Launceston is some 10 miles and provides a link to the A30 trunk road which leads deep into Cornwall or alternatively to the town of Okehampton and onto Exeter providing access on to the M5 motorway network.



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Entrance Porch - 3'2" x 6' (0.97m x 1.83m)

Hallway - 3'11" x 13'2" (1.2m x 4.01m)

Kitchen - 7'11" x 5'3" (2.41m x 1.6m)

Dining Area - 12'3" x 6'5" (3.73m x 1.96m)

Living Room - 12'1" x 16'10" (3.68m x 5.13m)

Bedroom 2 - 13'3" x 8'2" (4.04m x 2.5m)

Bathroom - 7'11" x 5'3" (2.41m x 1.6m)

Bedroom 1 - 12'2" x 10'7" (3.7m x 3.23m)

WC - 4'1" x 5'4" (1.24m x 1.63m)

Garage - 28'1" x 9'10" (8.56m x 3m)

Outside - A gravelled driveway is positioned to the side of the property, providing off-road parking and access to the large detached garage, offering excellent storage or workshop potential.

From the driveway, a gated entrance provides access into the gardens. The beautifully landscaped gardens are a particular feature of the property and have been thoughtfully designed to provide a variety of attractive areas to enjoy throughout the day. Enclosed by mature hedging and established planting, they offer a high degree of privacy and include areas of lawn, well-stocked flowerbeds, gravelled pathways and a choice of paved and decked seating areas, ideal for outdoor dining and entertaining.

Further features include a charming summerhouse (10'7" x 8'9") which is fully insulated and has electricity supply, with an adjoining deck, a greenhouse and a potting shed (11'6" x 7'10") also with an electricity supply. There are also productive growing areas and useful garden storage.

Council Tax - Band B.

EPC - Rating TBC.

Services - Mains water and electric. Oil fired central heating. Private drainage - Cess Pit.

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.



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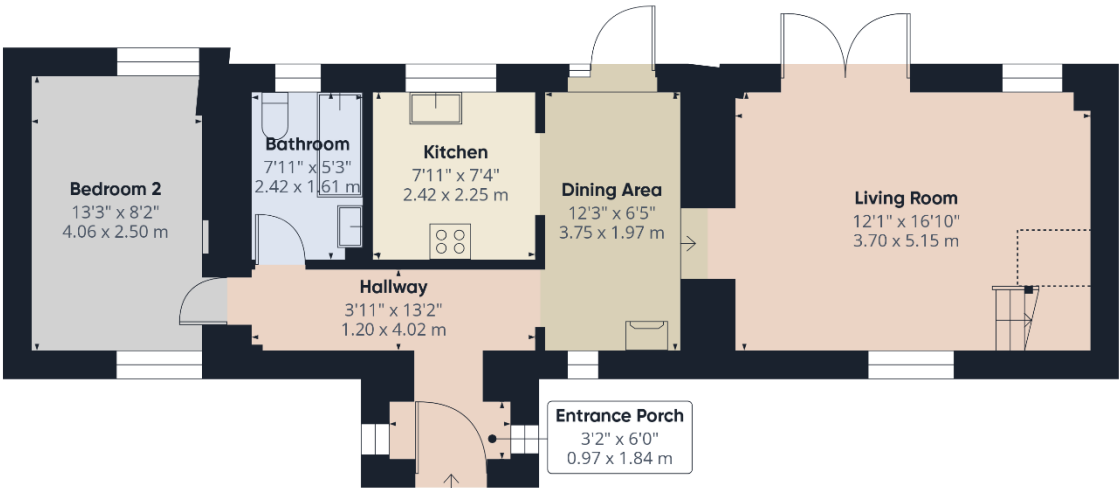
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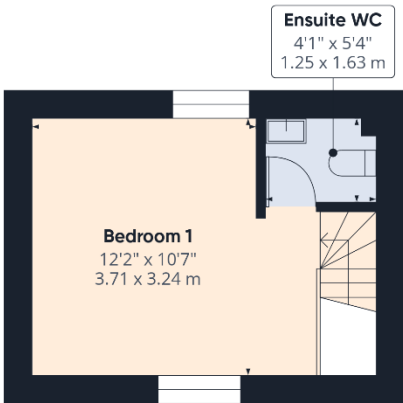
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EPC:TBC



Floor 0 Building 1



Floor 1 Building 1

Approximate total area^m

763 ft²
70.8 m²

Reduced headroom

8 ft²
0.8 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 Bude town centre proceed along Stratton Road and take the right hand turn into Kings Hill opposite the fuel station. Continue along the road until reaching the A39 and turn right towards Camelford. Follow the road for approximately 8 miles and upon reaching Wainhouse Corner turn left, signposted Canworthy Water. Proceed for approximately 3 miles whereupon the property will be found on the right hand side just prior to reaching the 'T' Junction.

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We are here to help you find and buy your new home...

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

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