



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

The Mill House

Linkinhorne

PL17 8QP



**Asking Price - £800,000**



Changing Lifestyles

01822 600700

# The Mill House, Linkinhorne, PL17 8QP.



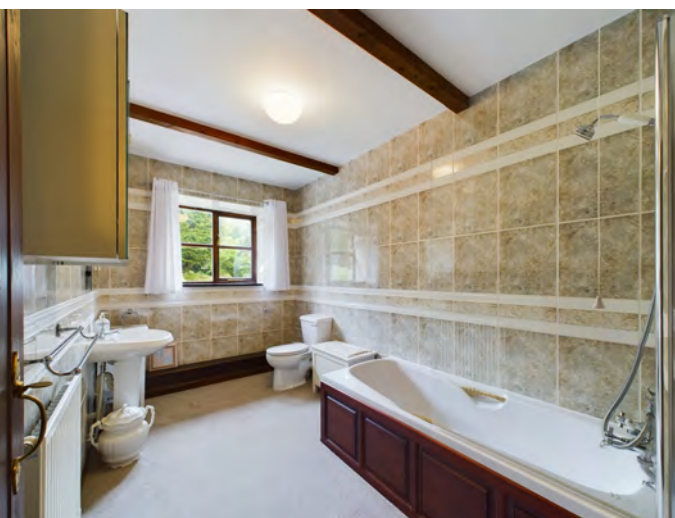
A spacious three bedroom detached barn conversion offering driveway parking and garage, with large front gardens

- Three bedrooms
- Offering large garden
- Driveway with plenty of parking
- Large Double Garage
- Master bedroom with en-suite
- Utility Area
- Family bathroom
- Rural location
- Barn conversion
- EPC - E
- Council Tax Band - F



Tucked away in a peaceful and idyllic location, you will find The Mill House, a grand and imposing barn conversion with a rich and fascinating history. This stunning property was once a working grinding mill, a fact reflected in its name, and has been beautifully converted into a luxurious family home. From the moment you pass through the entrance gate and onto the sweeping driveway, you will be captivated by the beauty of the well-manicured gardens and ample parking spaces, including a detached double garage.

As you step onto the delightful patio area, you will immediately feel the warm and welcoming ambiance of this charming cottage-style home. The patio is perfect for al fresco dining and offers a peaceful retreat where you can relax and listen to the soothing sounds of the pond. The entrance hall leads into a spacious and tastefully designed kitchen with integrated appliances, a separate utility room, and a downstairs cloakroom.



The dining room is elegant and spacious, offering plenty of space for a large table, chairs, and sideboards, while the cozy and inviting living room is flooded with natural light, thanks to its large windows. At the far end of the living room, a glazed door leads to the study, which could also be used as a fourth bedroom, and another storage room. The first floor features a long and airy hallway stretching from one side of the house to the other.

The northern side of the house features a grand and luxurious master bedroom with the added convenience of an en-suite bathroom. The middle of the hallway leads to the family bathroom and the second bedroom, while the southern side of the house features the third bedroom with its Velux windows, allowing natural light to flow in. The Mill House is a truly unique and special property, a peaceful and secluded retreat that is perfect for those who love the finer things in life.

# Changing Lifestyles

Nestled within the picturesque area of Linkinhorne, situated deep in the heart of North Cornwall's stunning countryside, lies a paradise waiting to be discovered. Miles of enchanting woodland trails and scenic valley walks offer endless opportunities to connect with nature and take in the breathtaking surroundings. South Hill Parish, one of Cornwall's smallest, is just a stone's throw away from Coads Green, a charming village boasting a County Primary School, Methodist Chapel and Village Hall. Other neighboring villages, including Stoke Climsland, Treburley and Trekenner, also offer an array of conveniences to meet all your needs. Stoke Climsland is famous for its Duchy College, renowned for its exceptional equestrian and sports facilities and evening adult education courses. In addition, the village features a County Primary School, Parish Church, Social Club, and Village Shop/Sub Post Office. Meanwhile, Treburley is home to a well-respected country Pub/Restaurant, perfect for enjoying a delightful meal in the company of family and friends.

If you're looking for more amenities, the vibrant city of Plymouth is only 19 miles away, and the city of Exeter is within 48 miles, both with excellent transport links to the rest of the country. For travel convenience, there are regional airports in Exeter (56 miles) and Newquay (38 miles). Additionally, the St Mellion International Golf Resort, less than 8 miles from the route to Plymouth, is a golfer's paradise that should not be missed. With so much to explore, the location is an idyllic spot that promises to deliver an unforgettable experience.



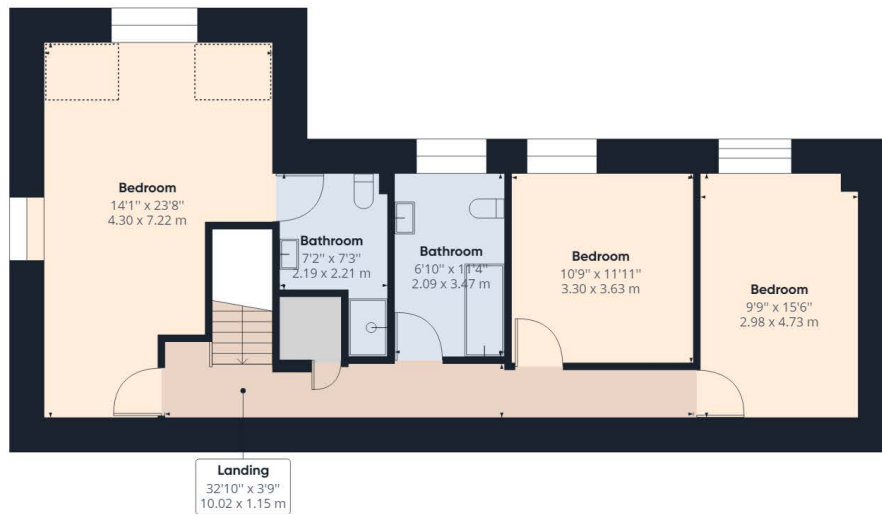
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Floor 1

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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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