

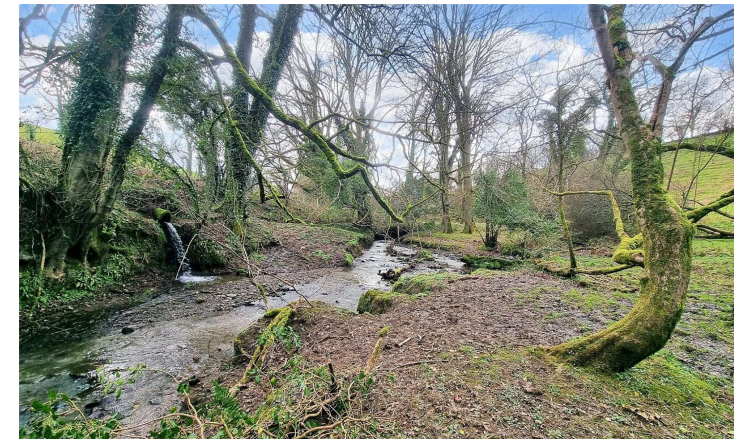


Bond
Oxborough
Phillips

Changing Lifestyles

Higher Scarsick
Treneglos
Launceston
Cornwall
PL15 8UH

Asking Price: £700,000 Freehold



Changing Lifestyles

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bude@boproperty.com

Higher Scarsick, Treneglos, Launceston, Cornwall, PL15 8UH



- DETACHED CHARACTER FARMHOUSE
- 4 BEDROOMS
- 3 RECEPTION ROOMS
- A WEALTH OF CHARACTER FEATURES THROUGHOUT
- COUNTRYSIDE VIEWS
- 9.25 ACRES
- RANGE OF AGRICULTURAL OUTBUILDINGS
- Paddock slopes down to stream
- ADDITIONAL Paddock of 8 acres available by separate negotiation
- EPC: D
- COUNCIL TAX BAND: D



Situated in this peaceful rural setting with countryside views we are proud to bring to the market this character 4 bedroom detached farmhouse set in circa 9.25 acres of land comprising gardens, farm buildings and paddocks bordered by a stream. The residence offers a wealth of character features throughout with versatile accommodation comprising 3 reception rooms and is situated only a 10 minute drive from the A39. An additional paddock of 8 acres is available by separate negotiation. Virtual tour available upon request. EPC Rating D. Council Tax Band D.

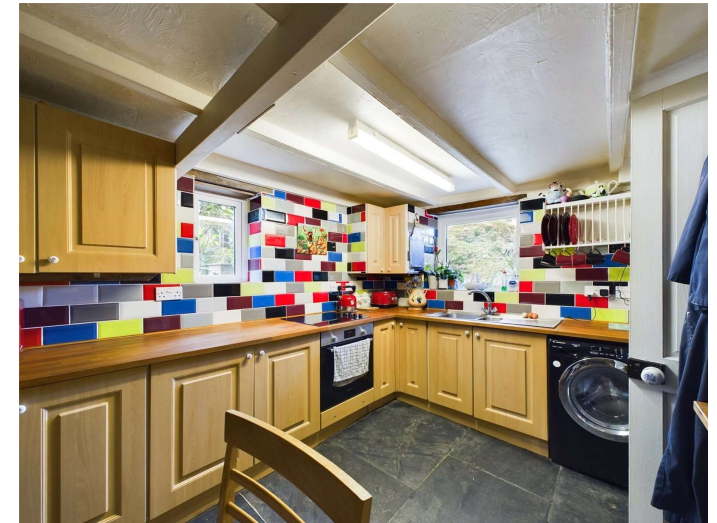


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The property can be found in a rural situation, accessed via country lanes yet providing access to Launceston, Bude and Camelford as well as only being 2.5 miles from The Wilsey Down pub in Hallworthy. The setting provides a peaceful setting offering good access to the sandy beaches on the North Cornwall Coast. The nearest village is Warbstow where there is a Primary School with Launceston being the nearest town with a range of further schools and amenities.



Property Description

Entrance Hall - Staircase leading to first floor landing.

Sitting Room - 12'3" x 11'2" (3.73m x 3.4m)
Window to front elevation.

Dining Room - 12'3" x 11'2" (3.73m x 3.4m)
Ample space for dining table and chairs with window to front elevation. Built in under stair cupboard. Door to:

Living Room - 12'11" x 12'9" (3.94m x 3.89m)
Feature stone fireplace housing log burner and original clome oven. Window and door to rear elevation.

Kitchen - 13'2" x 9'9" (4.01m x 2.97m)
A fitted range of base and wall mounted units with work surfaces over incorporating 1 1/2 stainless steel sink drainer unit with mixer taps, 4 ring hob and built in oven, space and plumbing for washing machine, recess for tall fridge freezer. Windows to rear and side elevations.

First Floor Landing - Built in storage cupboard.

Bedroom 1 - 12'2" x 11'2" (3.7m x 3.4m)
Double bedroom with built in wardrobe and window to front elevation enjoying countryside views.

Bedroom 2 - 12'2" x 11'1" (3.7m x 3.38m)
Double bedroom with window to front elevation enjoying countryside views.

Bedroom 3 - 13' x 10'3" (3.96m x 3.12m)
Double bedroom with window to rear elevation.

Bedroom 4 - 13'2" x 6'10" (4.01m x 2.08m)
Window to rear elevation.

Outside - The property is approached via a wooden 5 bar gate leading to the entrance driveway for the property providing ample off road parking and a turning space area. Adjacent to the entrance driveway is a generous garden area positioned at the rear of the residence with an additional space perfect for poultry or as vegetable plots. Useful farm outbuildings include large livestock barns accessed via metal 5 bar gates, which leads to a paddock with another gate providing access to the additional land with the site in total approx. 9.25 acres in total. The lower field slopes down to a fantastic stream providing a natural water supply with a variety of mature trees/hedges.

Additional Land - There is an additional field of approximately 8 acres comprising a large field with hedgerow borders which slopes down to a secluded woodland and pond area located approx 1/4 a mile from the residence.

Services -
Mains Electricity. Private Water & Drainage.
Oil Fired Central Heating.

Council Tax - Band D

EPC - Rating D.

Satellite / Fibre TV Availability

| | |
|--------|---|
| BT | ✓ |
| Sky | ✓ |
| Virgin | ✗ |



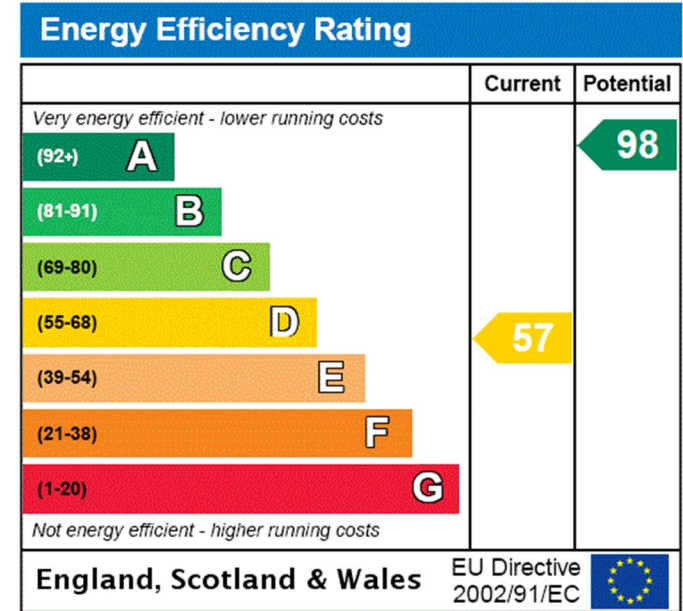
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Directions

From Bude head south on the A39 for 11 miles and take the next left after passing through Otterham Station onto the B3262 follow along this road for 2 miles taking a left onto the A395 and immediately take the next left hand turning signposted Canworthy Water/Warbstow. Continue on this road for 1.5 miles taking a right hand turning at the cross roads signposted Scarsick and proceed along this road for another 1.2 miles and go straight ahead onto an unmade track where after a short distance the turning down to Higher Scarsick will be found on your left hand side just past the nissan hut.

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

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