



Lower Misty Corner Barn



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Rockhead Street, Delabole, Cornwall, PL33 9BU

Trebarwith Beach 2.3 miles - Wadebridge 10.7 miles -  
Launceston (A30) 18.5 miles

A detached barn conversion with an adjoining 2 acres with stunning views situated only 2 miles from the North Coast

- Adjoining Pasture Land
- Stunning Countryside Views
- Open Plan Kitchen/Diner
- No Onward Chain
- 3 Double Bedrooms
- Detached Car Port
- Tenure: Freehold
- Council Tax Band: C

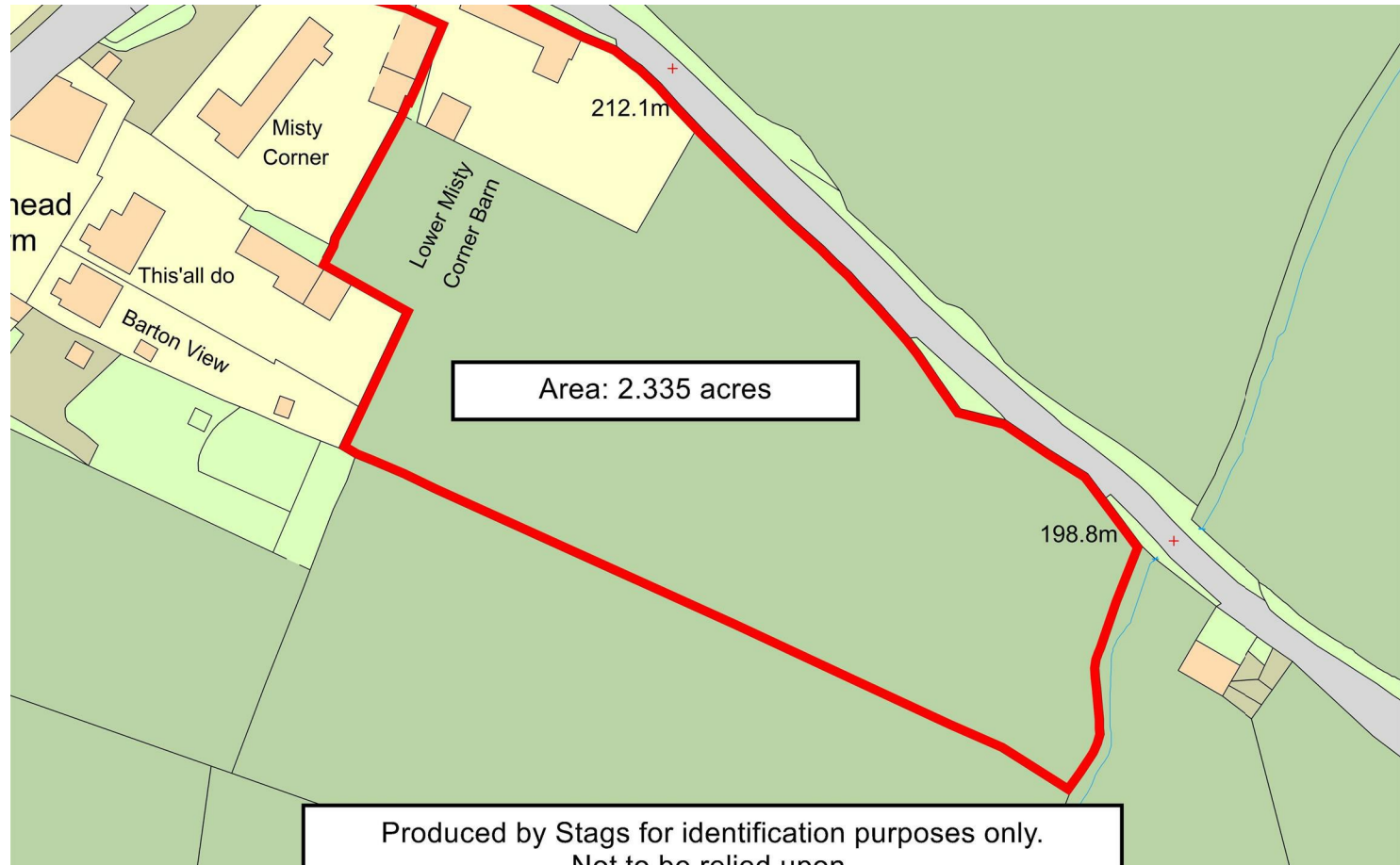
Guide Price £495,000

## SITUATION

The property is located on the fringes of Delabole, in an elevated position with stunning rural outlooks over some of Cornwall's breath-taking scenery and rolling countryside. The Cornish village of Delabole is positioned in the heart of North Cornwall with the coastal town of Tintagel less than 4 miles north, steeped in magic and history offering walks along the dramatic coastline with stunning views. The ever popular Trebarwith Beach is just over 2 miles north whilst the more famous, traditional fishing village of Port Isaac lies around 7 miles further along the coastline.

## DESCRIPTION

A traditional 3 bedroom barn conversion with a range of character features, along with wooden double glazed windows and underfloor heating throughout. With a private driveway, carport, a generous level garden and an adjoining pasture paddock, the property is being sold with no onward chain.





## ACCOMMODATION

Various character features are on show throughout the property such as slate window sills, vaulted ceilings with A-framed beams and slate floors. The conversion encompasses the far reaching rural outlooks, with both the kitchen and sitting room enjoying the beautiful outlooks across the gardens and the paddock. Tiled slate floor and underfloor heating runs throughout the property and the kitchen comprises a range of wooden base and wall mounted units. There is an island with seating to one end and various appliances including a freestanding Range style cooker, dishwasher, washing machine and a fridge/freezer. The dining area to one end enjoys natural light through the velux window, with steps down to the triple aspect sitting room with wooden flooring. French doors from the sitting room open to the rear patio and gardens.

Steps from the dining room lead through the main hallway where the property offers 3 double bedrooms all with exposed wooden beams. The principle bedroom to the far end has an ensuite shower room whilst the family bathroom services the rest of the property. There are oak doors for all 3 bedrooms and an airing cupboard housing the hot water tank, shelving and underfloor heating controls. The property would also suit those looking to extend the property, (subject to regaining the necessary consents), having had permission granted in 2013 for a single storey extension.

## OUTSIDE

Alongside access to the neighbouring property is a driveway which leads to a wooden gate, into a private driveway and car port offering ample parking space for 4-5+ vehicles. There is a gated and fenced public footpath which leads through the top of the paddock. The oak framed car port has a slate roof with power and light connected. The formal gardens that adjoin the property offer a substantial area of level lawn alongside a separate gated access into the pasture paddock which would suit those looking for a small holding or land for horses. Alternatively, the sellers currently have an informal agreement with a neighbouring farmer who cuts the paddock 2-3x a year. The property is being sold with vacant possession upon completion and in all, extends to 2.34 acres or thereabouts. The vendors will be placing an overage clause on the pasture paddock, for further information please contact the Launceston Office.

## SERVICES

Mains electricity and water. Oil fired underfloor heating. Private drainage via shared septic tank. Broadband availability: Ultrafast, Superfast and Standard ADSL, Mobile signal coverage: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

## DIRECTIONS


From the centre of Delabole, proceed for 1 miles heading north east along High Steet towards Camelford and upon exiting the village, the property will be found immediately on the right hand side identifiable by a Stags for sale board.

what3words.com: ///doted.cattle.scrub



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>76</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			<b>18</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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