

STAGS

# Maxworthy Court

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Maxworthy, Launceston, PL15 8LZ

Bude 13 miles - Launceston 11 miles - Exeter 52 miles

A well presented, characterful barn conversion, offering over 3,000 sq ft of versatile living space, five en suite bedrooms, gardens with outbuildings and a summerhouse with far-reaching countryside views.

- Converted former Duke of Bedford barn
- Five bedrooms, each with en suite facilities
- Exposed stonework and vaulted ceilings
- Enclosed courtyard parking/garaging
- Freehold
- Over 3,000 sq ft of spacious accommodation
- Superb Kitchen/breakfast room
- Striking central atrium
- Gardens, summer house and outbuildings
- Council Tax Band - F

## Guide Price £675,000

### SITUATION

Occupying a peaceful position within the rural hamlet of Maxworthy, on the fringe of the parish of North Petherwin, the property enjoys an attractive countryside setting whilst remaining within reach of local amenities and transport links.

The nearby village of Whitstone, approximately 4.3 miles away, provides a Post Office and village store for everyday needs. A broader range of shops, services and facilities can be found in Launceston and Bude, whilst Brazzacott primary school lies approximately 2.5 miles distant. Launceston provides access to the A30, offering connections towards Truro and Exeter. The latter provides further links via the M5 motorway, a mainline railway station serving London Paddington and an international airport. The spectacular North Cornish coastline, with its choice of sandy beaches and stunning clifftop walks, lies within a 20 minute drive.

### DESCRIPTION

Combining traditional character with the scale and flexibility required for modern living, this substantial former barn presents an appealing home in an attractive rural location. Built of stone beneath a slate roof, the property was converted during the early 2000s and incorporates an internal timber framework, creating an individual and distinctive residence with a wealth of original features. Over the years, the current vendors have undertaken considerable improvements, resulting in a home that offers both generous proportions and a versatile layout suited to a variety of requirements.







The accommodation extends to in excess of 3,000 sq ft and is arranged over several levels, with five en suite bedrooms and a choice of reception spaces providing ample room for family life and entertaining. Throughout, the property retains considerable charm, with exposed stonework, vaulted ceilings, arched openings and an impressive central atrium contributing to its unique character. The farmhouse-style kitchen/breakfast room forms a natural focal point, whilst the gardens and countryside views further enhance the appeal.

## ACCOMMODATION

The property is entered via an impressive glass atrium, where slate flooring, exposed stonework and generous glazing create an immediate sense of space and welcome. Stairs descend to the lower ground floor, whilst an attractive archway leads into a study/dining room with vaulted ceilings and a window overlooking the rear. The atrium opens into the mezzanine dining area, from which steps lead down to the principal sitting room. This inviting space features attractive arched windows and a brick fireplace housing a wood-burning stove upon a slate hearth, together with a further comfortable seating area. From the dining area, a hallway off serves three bedrooms, all with ensuite facilities, alongside a cloakroom and utility room. A separate staircase from the atrium provides access to a further hallway, leading to the principal bedroom, which enjoys a picture window overlooking the courtyard. Its ensuite bathroom comprises a double bath, walk-in shower, WC and wash hand basin. An additional bedroom benefits from an en suite shower room, whilst a generously sized boot room provides extensive coat-hanging and storage facilities. Situated on the lower ground floor, the farmhouse-style kitchen/breakfast room is a particularly attractive feature, enjoying views over the rear garden and direct access to the patio. The kitchen is fitted with a comprehensive range of wall and base units, incorporating glazed display cabinets and complemented by granite work surfaces. There is a one-and-a-half bowl sink with mixer tap, inset ceramic hob with extractor above, electric oven and an American-style fridge/freezer. The adjoining breakfast area is well suited to everyday dining, with arched glazed doors opening onto the rear, south facing patio.

## OUTSIDE

To the front, a brick-paved courtyard offers parking for several vehicles and provides access to an open-fronted garage. An adjoining workshop/store is complemented by an office or hobbies room, creating useful additional space for storage, home working or a range of leisure pursuits. The principal garden lies to the rear and is predominantly laid to lawn, enclosed by established hedging and fencing. Enjoying a pleasant outlook across the surrounding countryside, it offers an appealing setting for relaxation and outdoor activities. An extensive patio adjoins the kitchen/breakfast room, providing ample space for outdoor dining and entertaining during the warmer months. Further features include a detached summer house, with deck to enjoy the rural views, and a range of adaptable outbuildings, adding to the versatility of the grounds. The aviary outbuilding can be removed by our clients, if required.

## SERVICES

Main electricity, water and private drainage via a septic tank. Oil fired central heating with underfloor heating, wood burning stove. Upvc double glazed windows throughout. Fibre broadband to the property. Mobile signal: 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

What3words - ///stems.eternally.probe



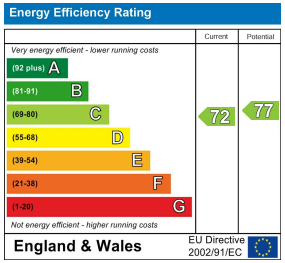




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.






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