view property
Town • Country • Coast

Bulsworthy | Launceston



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Guide Price £650,000







An impressive 3 bedroom detached barn conversion set in circa 2.5 acres of land which offers privacy and great views yet close proximity to Launceston and the local amenities.

The property can be located in a rural setting and is approached via a gated driveway which leads onto a gravelled driveway providing plenty of parking to the side and in front of the property. The land comprises sloping pasture land which is found at the front of the property, with stock fencing running alongside the driveway and gated access to the land. At the bottom of the field there is a feature wildlife pond, with a central island offering a very unique and appealing feature. Entrance to the property is into a welcoming and spacious open hallway. To your right hand side, is a spacious double bedroom which features an en-suite alongside a fitted storage cupboard and wardrobe. There is a useful utility room, with space for appliances and an additional sink. There is a spacious and well appointed bathroom alongside a large storage cupboard.

Stairs lead up to a half landing, where there are two staircases which lead up to double bedrooms, both of which are spacious double rooms and one of the bedrooms has an en-suite shower. From the half-landing, another set of stairs leads into an impressive open-plan kitchen and dining room which is a great space. A door leads onto a platform overlooking the hugely impressive living room, which is a fantastic reception space with beamed ceilings, a log burner in the corner and a great amount of space for furniture. There is a patio accessed via double doors taking full advantage of the wonderful outlook with steps down to the front of the property.

A door leads out to a rear hallway, where there is a cloakroom and WC. A back door leads out to another extensive patio, which again has great views, looking over the land alongside the surrounding countryside with Dartmoor in the distance. There is a vegetable garden and wooden shed.







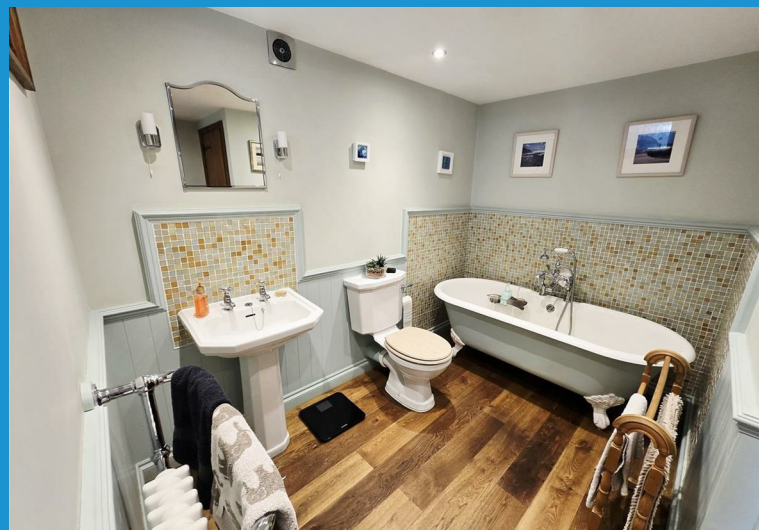
- 3 Bedrooms
- Detached Barn Conversion
- Circa 2.5 acres of Land
- Great Views
- Fantastic Living Area
- Exposed 'A' Frame Beamed Ceilings and a Wood Burner.

Situation

Launceston is an ancient town steeped in History with the imposing Launceston castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 9LH. Driving from Launceston to Lifton via Kensey Hill, drive straight over the roundabout and follow the road along, taking a signposted right hand turn signposted to Lawhitton. Drive up the road and take a left hand turning which has a sign in the hedgerow 'Bulsworthy Farm' and follow this lane where the entrance to the property can be seen on your left, with a name plaque on the gate pillar.









Entrance Hallway
9'8" x 9'1" (2.95m x 2.79m)

Bedroom 1
14'4" x 13'6" (4.39m x 4.14m)

En-Suite
5'11" x 4'2" (1.81m x 1.29m)

Utility Room
9'5" max x 8'9" max (2.89m max x 2.67m max)

Bathroom
9'8" x 9'2" max (2.97m x 2.81m max)
2.97m narrows to 1.86m

First Floor

Bedroom
13'6" x 10'5" (4.13m x 3.20m)
4.13m narrows to 3.44m
3.20m narrows to 2.06m

Bedroom
13'1" max x 10'7" (4.01m max x 3.24m)

En-Suite
6'11" x 5'10" (2.13m x 1.80m)

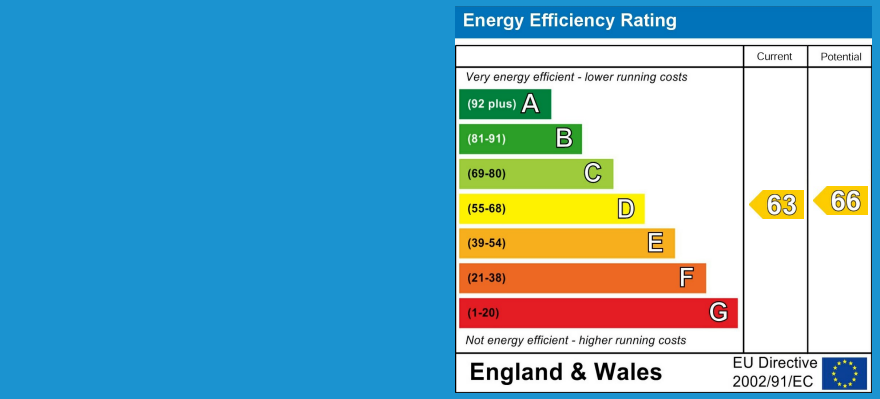
Kitchen / Breakfast Room
19'6" x 10'7" (5.96m x 3.25m)
5.96m narrows to 3.27m
3.25m narrows to 2.28m

Living Room
22'11" x 19'10" (7.01m x 6.06m)

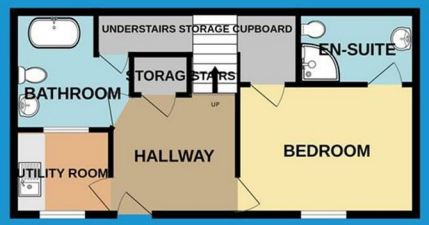
Cloakroom
5'9" x 3'2" (1.77m x 0.98m)

Services
Mains Electricity and Water
Private Drainage To Water Treatment Plant
Oil Central Heating
Council Tax Band E

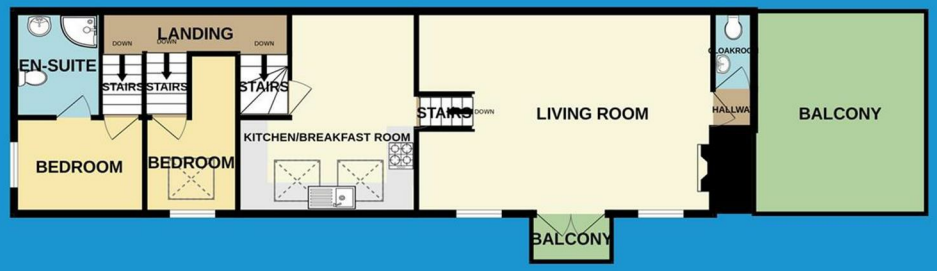
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Ground Floor



First Floor




CIDER
BARN

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The Property Ombudsman

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IMPORTANT:
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.