

Billacott Farmhouse

Billacott, North Petherwin, Launceston, Cornwall, PL15 8LT





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A substantial five bedroom farmhouse in need of modernisation with five bedrooms, two receptions rooms, kitchen and dairy

Small range of outbuildings including a stone and slate butter house all sitting in just under 6 acres of gardens and paddocks with lovely countryside views

Guide £380,000

Situation

Billacott Farmhouse is situated at the heart of a tiny rural hamlet of the same name, which is only 2 miles from the village of North Petherwin and a ten minute drive from the village of Whitstone with its village shop/post office, primary school, church and chapel.

Launceston with its imposing Norman Castle, is 8 miles away and has a wide range of shops, choice of schools and recreational facilities. It also sits next to the main A30 and this provides a fast link to the City of Exeter and the M5 motorway beyond. The north Cornish coastline is within easy driving distance its sandy surfing beaches, quaint coves and seaside resorts offer much to see and do.

Description

Billacott Farmhouse was built on 1907 as part of the Duke of Bedford Estate and was originally part of a larger farm. This substantial farmhouse has been in the same family ever since and it remains relatively unchanged with many original features still in tact such Victorian fireplaces and slate flagstone floors.

The floor plan in these details shows the extent of the accommodation which briefly comprises;

A hand gates leads from the parking area to the **Rear Porch** and door leads through to the **Back Kitchen** with sink unit, built in cupboard and plumbing for washing machine. From here a door leads through to **Kitchen** which has an oil fired Aga, range of kitchen units with sink and drainer and doors to Dining Room and **Pantry**.

Dairy with slate floor, slate shelves and built in meat safes. **Dining Room** with slate flagstone floor and impressive brick and granite fireplace including a cloam oven and wood-burner. A door from here leads to the **Front Hall**, front door, staircase to first floor and door to **Sitting Room** with a lovely bay window overlooking the garden, attractive tiled fireplace with timber surround and over-mantle.

From the front hall, stairs lead up to a large first floor **Landing** with window. Doors to five **Bedrooms** and **Bathroom** with a panelled bath, wash basin, WC and cupboard housing hot water tank (working off the Aga).

Services: Mains water and electricity. Private drainage.

Floor Plans

Not to scale and for identification purposes only.

Outside

From the parish road the entrance lane leads to the side of the farmhouse, garage and in turn, the stables and field gate. Lawned gardens can be found at the front and side of the property with flower beds and mature shrub borders. There is a small cellar located on the far side of the farmhouse and a small range of outbuildings as follows

- Concrete block and CGI construction - **Garage 16' 0" x 10' 0" (4.87m x 3.05m)**
- Stone and brick built **Stables 38' 0" x 12' 6" (11.57m x 3.81m)**
- **Butter House 11' 0" x 11' 0" (3.35m x 3.35m)** of traditional stone and slate construction
- Concrete block under a profile sheet roof **Shed 30' 0" x 18' 0" (9.14m x 5.48m)**
- Adjoining CGI and pole **Barn 35' 0" x 17' 6" (10.66m x 5.33m)**
- Adjoining CGI and pole **Barn 35' 0" x 24' 0" (10.66m x 7.31m)**
- Adjoining small **Store Shed**.

The Land

There are two gently sloping and sheltered pasture fields which adjoin the farmhouse and gardens (see plan enclosed). One is home to the small stone and slate barn known as the Butter House and they are both enclosed within fenced natural hedge-banks. There are mains water troughs to both fields.

Important Information

Tenure: Freehold with vacant possession upon completion.

Land Plan: The attached plan is for identification purposes only and based on ordnance survey extracts. The areas identified are not guaranteed and purchasers must satisfy themselves as to their accuracy.

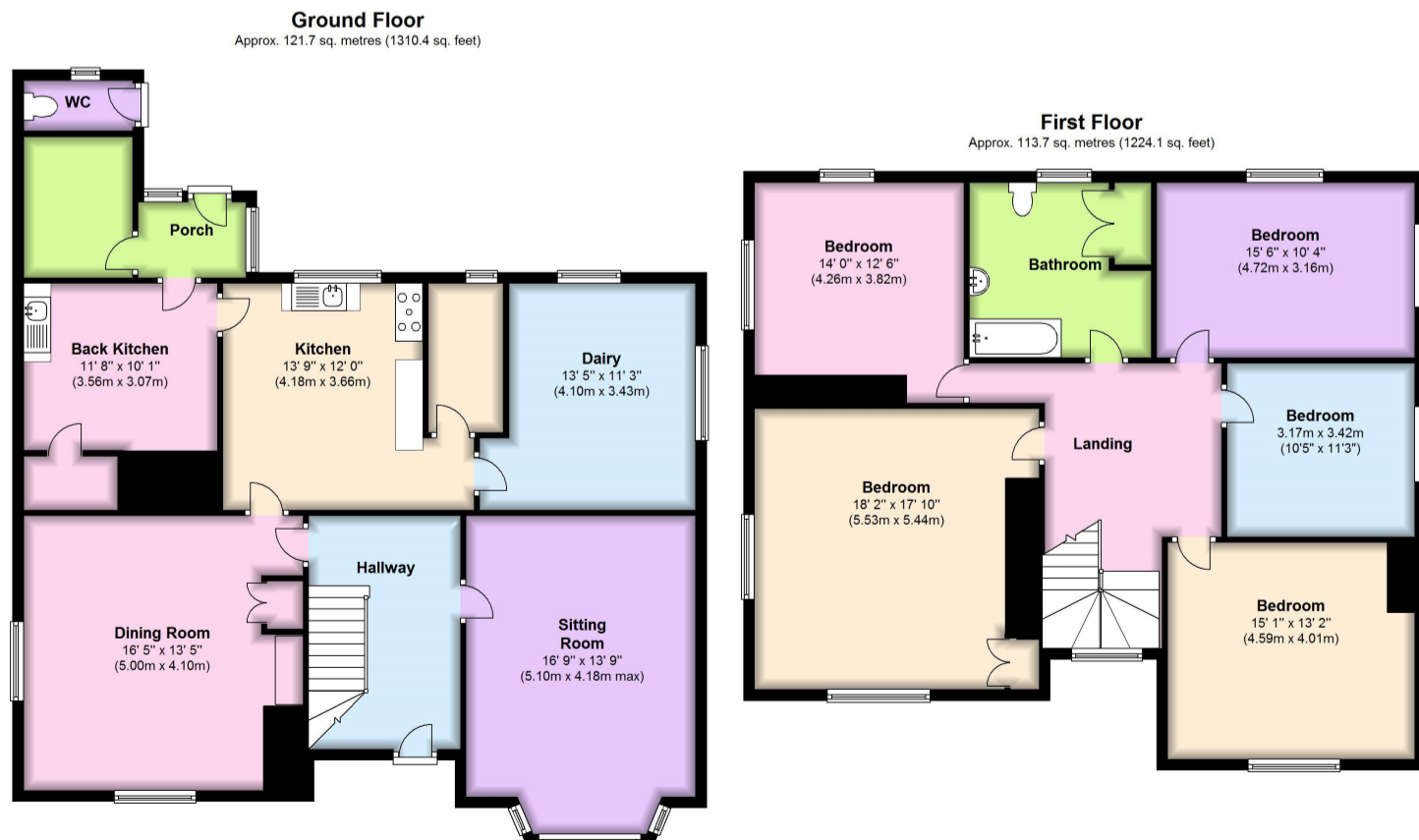
Local Authority: Cornwall Council, Truro.

Energy Efficiency Rating: G.

Directions: From Launceston proceed out of the town towards Egloskerry and then take the right turn for North Petherwin. Follow this road until reaching the village and keep on this road for about 1½ miles until reaching the hamlet of Billacott and the Farmhouse is located on the left hand side where indicated by a for sale board.

Viewings

By appointment only. Please call us on **01409 259547** or email: farms@kivells.com. We are open from 9am to 5pm Monday to Friday and 9am to 4pm Saturdays. Details of this and every property are available on www.kivells.com and www.rightmove.com.



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