



THE
STONE BARN



STAGS

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Lanteglos, PL32 9RQ

Camelford 1.6 miles Wadebridge 10 miles North Cornish Coast 3.5 miles

- 4 Bedrooms (2 En-Suite)
- 4 Bathrooms
- Utility Room
- Open Plan Living Accommodation
- Home Office/Games Room/Bedroom
- Ample Parking
- Garden
- Rural Location

Guide price £625,000

SITUATION

The property is located off a quiet parish road on the fringes of the ancient hamlet of Lanteglos, near the Norman Church of St. Julitta. The town of Camelford is 1.6 miles away providing a variety of shops for day to day needs and excellent education facilities at Sir James Smith Community College. The North Cornish beauty spots of Tintagel, Boscastle and Port Isaac are easily accessible. Just over 3.5 miles from the property is Trebarwith Strand Beach, where at low tide the sandy beach stretches for over a mile and is a popular family and surfing destination. To the south of the property is access to one of Cornwall's best kept secret beaches; the descent to Tregardock Beach can only be made by foot and is not for the faint hearted but the reward is well worth it. 10 miles away is the thriving town of Wadebridge which has a wide range of excellent shops, cinema and other facilities. It sits astride the River Camel and is famous for the Camel Cycle Trail which passes through the town and links to the picturesque fishing harbour of Padstow.

Access to the A30 is 10.5 miles away and connects the Cathedral City of Truro, to the West and Exeter and the M5 motorway network to the east. Rail services are available 15 miles away to the south east at Bodmin Parkway and flights to both UK and European destinations are available from Newquay Airport, 22 miles to the south west. The property sits nearby the well-respected Bowood Park Golf Course, which itself sits in 250 acres of superb parkland originally created from the Deer Park owned by Edward III. Trees on the course are mentioned in the Doomsday Book and were used by Henry VIII to build a fleet of war ships.

FEATURES OF THE PROPERTY

This substantial stone barn is believed to have been first constructed in the mid 1800s and stylishly converted between 2002 and 2004. The accommodation is



Superbly converted barn with wonderful landscaped gardens and an additional two storey building





clearly illustrated on the floorplan overleaf and briefly comprises; a wooden front door with entrance to the inverted living accommodation. On the ground floor, the hallway has a slate floor and gives access to 3 bedrooms, one of which includes an en-suite bathroom with panel enclosed bath, wash hand basin and low flush WC with a concealed cistern. There is a family bathroom with panel enclosed bath, separate shower, low flush WC with a concealed cistern and a wash hand basin. Also on the ground floor is a utility room with stainless steel sink and drainer, space and plumbing for a washing machine, tumble drier and additional built in storage.

Stairs lead to the first floor which is open plan and comprises a seating area at one end with a wood burning stove. There is a dining area and steps leading up to a fully fitted kitchen with granite worktop, tiled splashback, 1 1/2 bowl stainless steel sink, electric hob and built in double oven and space for an American style fridge/freezer. From the kitchen there is access via a multi-paned door leading to a decked area and rear garden. The fourth bedroom with an en-suite shower room comprising shower cubicle, wash hand basin and WC with a concealed cistern, is at the far end of the open plan living area.

Next to the barn is a two storey building. The ground floor offers extensive covered parking and storage whilst the first floor comprises a 8.53m x 7.92m (28' x 26') open plan room which could be used as a large home office (as it has in the past) or as at present a studio bedroom, sitting room and games room, which includes a wood burning stove and access to an en-suite shower room comprising shower cubicle, wash hand basin and WC.

OUTSIDE

The property is approached via a concrete driveway to the front of the barn with ample parking. To the rear is a decked area ideal for al-fresco dining. From the decking area there is a large lawned area surrounded by a variety of trees and shrubs. From here there is access to a meadow area, criss-crossed with cut paths leading to a wonderful elevated pond with views across the top of the house to open countryside beyond.

SERVICES

Mains water, drainage and electricity. Oil-fired central heating. Wi-Fi connection. Please note the agents have not inspected or tested these services.

VIEWING

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

DIRECTIONS

From Wadebridge head north along the A39 passing through St Kew Highway. Upon entering the hamlet of Helstone, take the second left hand turning sign posted Lanteglos. Continue along this road, descending down into the valley, passing the golf course on the left hand side. At the junction by the church turn left and proceed up the hill, just past the left turning to Trewalder you will see a concrete drive on the left marked with the house name. Turn up the drive - The Stone Barn faces you at the top.

Coming from the east, go through Camelford and turn right sign posted Delabole/Boscastle on to the B3266. Take the first left and when you get to the church turn right then follow the instruction above.

LOCAL AUTHORITY:

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. Tel: 0300 1234 100.





These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
<small>Not energy efficient - higher running costs</small>			
<small>England & Wales</small>		<small>EU Directive 2002/91/EC</small>	

