



THE LINHAY  
WESTON FARM, NORTH PETHERWIN, LAUNCESTON



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## THE LINHAY

WESTON FARM, NORTH PETHERWIN,  
LAUNCESTON, CORNWALL PL15 8LP

Superb barn conversion finished to an exceptional level

- ◆ Spacious 38' vaulted sitting room ◆ Handmade ash kitchen
- ◆ Four bedrooms, two en-suite ◆ Additional detached one bedroom barn ◆ Approximately 1.5 acres of grounds
- ◆ Garage and additional outbuildings ◆ Grade II listed

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Launceston – 7 miles, North coast beaches – 11 miles,  
Tavistock – 20 miles, Liskeard – 22 miles, Newquay Airport – 40 miles  
Exeter – 48 miles, Truro – 50 miles  
(All distances are approximate.)

### Situation

The Linhay is set within a small farm hamlet with a backdrop of open rolling countryside. The traditional village of North Petherwin and church, a few miles distant, can be viewed from the land. It is an area perfect for enjoying the outdoors with pursuits such as walking, riding and fishing in the vicinity. This tranquil rural location is well positioned within striking distance of the north coast of Cornwall, the Tamar valley, Bodmin Moor and Dartmoor. A good range of shopping, educational and recreational facilities are provided by the local towns of Launceston, Bude and Tavistock.

### The Property

The property consists of a large main residence, The Linhay, with a detached secondary barn. Both barns feature reversed level accommodation to take advantage of the views. They were carefully designed and converted between 2009 and 2011 to an exceptionally high standard by the current owners, with meticulous attention to detail.

A very efficient, eco-friendly main residence has been created, with a high level of insulation throughout, two contemporary wood-burners in the main living areas to complement the oil-fired central heating, with much of the building benefiting from underfloor heating. Orchard Barn has been fully converted to the same high specification to create comfortable additional accommodation set in its own grounds. Both buildings have been fitted with hardwood windows and doors.

The entrance to The Linhay is through a distinctive, contemporary and spacious hall and landing area of oak, glass and slate leading in one direction through to the spectacular sitting room. With its grand dimensions and vaulted ceiling, it has a real wow factor. This double aspect room is open to full height, making it very bright and airy. It is an ideal space for both entertaining and family relaxation. The large, stylish Morso stove, the oak flooring and the careful attention to the plentiful and varied lighting greatly contribute to the special character of this room. The large kitchen is situated just off the entrance landing with high vaulted ceiling and feature full length glazing units opening to the patio, ideal for outside entertaining.



The dual aspect windows and French doors, handmade ash built-in units, granite worktops and Morso wood-burner give the kitchen a special feel. A further set of stairs leads from the landing to a mezzanine study area.

The two main bedrooms can be accessed via a further staircase leading from the living room with the entrance hallway featuring a set of slate steps down to another two bedrooms and utility area. A family bathroom serves as both an en-suite to the main bedroom and the main bathroom to the other bedrooms and the guest bedroom benefits from a private en-suite.

A single garage with lean-to woodstore and re-cycling provision is located between the kitchen of The Linhay and Orchard Barn.

### Gardens, grounds and annexe

The whole property can be accessed via a long, sweeping driveway through a large wooden five-bar gate and is set out with attractive gardens and grounds, mainly west facing. A large patio in the back garden to The Linhay can be conveniently accessed from French doors from both the kitchen and living room and a water feature entices you down to the lower garden which is set to lawn.

Orchard Barn has a generous bedroom, wet-room and hallway, with stained glass on the ground floor and a triple aspect, open-plan living area, including kitchen on the first floor, featuring a vaulted ceiling and exposed timbers. There is also access to a patio with a large log store to supply the wood-burner, a lawned area to the side and a further patio area in the front.

Beyond Orchard Barn there is a paddock with a variety of fruit trees, enclosed kitchen garden, including a poly-tunnel, as well as a large timber store/workshop that could serve as stabling.

### Planning Note

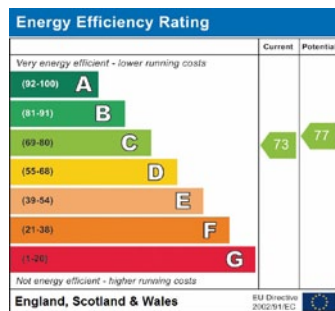
The planning approval for Orchard Barn is currently for use by family and friends. It could be highly suited for formal letting subject to obtaining the relevant Planning Permission.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

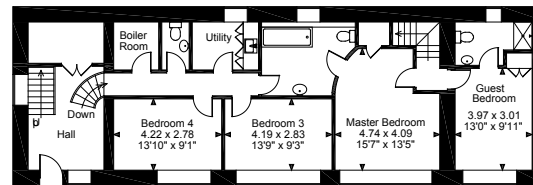
### Viewing

Strictly by appointment with Savills.

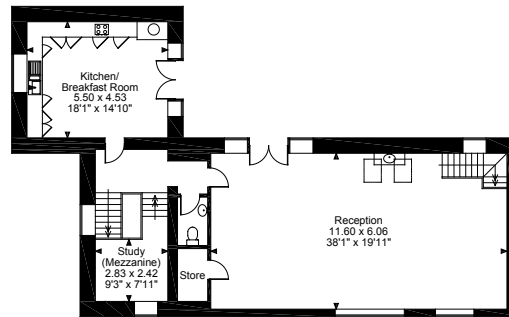


### Directions

From the A30 take the Launceston exit on to the A388 and head towards Launceston. Following the A388 go through Launceston towards St Stephens. Once through St Stephens, bear left taking the B3254 towards Bude (and The Tamar Otter Park). After three miles turn left towards North Petherwin (again signposted the Tamar Otter Park), follow this road for approximately one mile and then just before the bridge turn left on to an unmarked smaller road. Follow for 0.8 of a mile and at the end of the road you will find The Linhay.



Lower Ground Floor



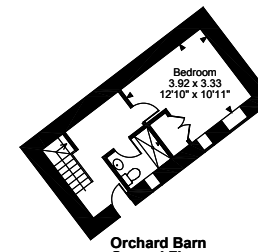
Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

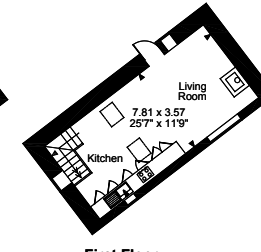
The position & size of doors, windows, appliances and other features are approximate only. © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8211714/MPO

### FLOORPLANS

Main House gross internal area: 2,544 sq ft / 237 sq m  
Orchard Barn gross internal area: 580 sq ft / 54 sq m  
Gross internal area: 3,124 sq ft / 291 sq m



Orchard Barn Ground Floor



First Floor



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