



Mornick Farm



# Mornick Farm

Mornick, Callington, Cornwall, PL17 7LU

Callington 4 miles – Plymouth 18 miles - Tavistock 15 miles

Impressive Grade II listed former farmhouse retaining many original features

- Five Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Double Height Kitchen
- Large Garage
- Ample Parking
- Home Office
- 0.56 Acres of Land

Guide Price £495,000

## SITUATION

The property is located at the heart of a former farm in the peaceful rural hamlet of Mornick which lies in the Parish of South Hill, 4 miles from Callington. At Callington there are supermarkets and numerous shops catering for day to day needs as well as doctors, veterinary surgeon and dentist. Callington has schooling facilities from pre-school to a Sixth Form college. The city of Plymouth is 18 miles to the south with an extensive range of shopping facilities, cross channel ferry serving Northern France and Spain, deep water marina and railway services to London Paddington.

## DESCRIPTION

This impressive Grade II listed semi-detached farmhouse offers expansive accommodation and has been updated to a high standard by its current owners.

## ACCOMMODATION

This spacious accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: a large wooden door giving access to a double height kitchen which has recently been refurbished and updated by the current owners featuring fitted base and eye level units with quartz worktops, an Aga Rangemaster cooker with tiled splashback and extraction hood over, Butler sink with a multi-function tap providing both boiling and filtered water and a large fireplace with a granite mantle over housing a woodburning stove.



The double height room also features a mezzanine gallery and large pantry. Steps lead up to the inner hall with access to a downstairs shower room with low flush WC and wash hand basin. The principal reception room has a slate floor and large fireplace housing a multi-fuel stove. Across the main hall, also with with flagstone floors and front door leading to a Portico entrance, is the second reception room also with slate floors and a multi-fuel stove.

To the first floor is a master bedroom which has a decorative fireplace and en suite bathroom comprising of a roll top bath, WC, bidet and wash hand basin. There are four further bedrooms, of which bedroom 4 was formerly used as a family bathroom with existing pipework should you wish to reinstate this facility.

### OUTSIDE

Accessed via the front courtyard is a utility room with stainless steel sink and space and plumbing for washing machine and tumble dryer. Steps lead down to a LARGE GARAGE 6.10m x 3.96m (20' x 13') partly divided by a stone wall.

From the lane there is access to ample parking in front of the house and garage. The off-lying garden is divided into two sections, the lower one comprising of a productive vegetable patch, large treehouse and lawned areas. The upper section is a walled garden which includes additional parking and access to a HOME OFFICE/SUMMER HOUSE with light power and underfloor heating. The garden also includes 2 outside taps, numerous fruit trees and a hobby railway track stretching approximately 150 metres (rolling stock is included in the sale).

### SERVICES

Mains water and electricity. Shared private drainage. Oil-fired central heating. The vendors have informed us there is high speed Fibre broadband to the premises. Please note the agents have not inspected or tested these services.

### VIEWING

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

### DIRECTIONS

From Launceston take the A388 signposted Callington. After passing through Treburley, take the first right hand turning signposted Bray Shop, opposite the Duchy College turning. Continue into the hamlet, at the T-junction take a left-hand turn onto the B3257 and then the first right-hand turning signposted Trethinick. Continue along this road until you enter the hamlet of South Hill. At the crossroads go straight across and follow the road down into Mornick. Continue past the left-hand turn and onto where the road divides. Take the right-hand road, continue past the farm buildings then take the lane on the left marked 'Mornick Farm'. Please note SatNav will not take you directly to the property.



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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 2559 sq ft / 237.7 sq m (includes garage)  
 Garden Office = 114 sq ft / 10.5 sq m  
 Total = 2673 sq ft / 248.3 sq m  
 For identification only - Not to scale



RICS Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 622190.



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