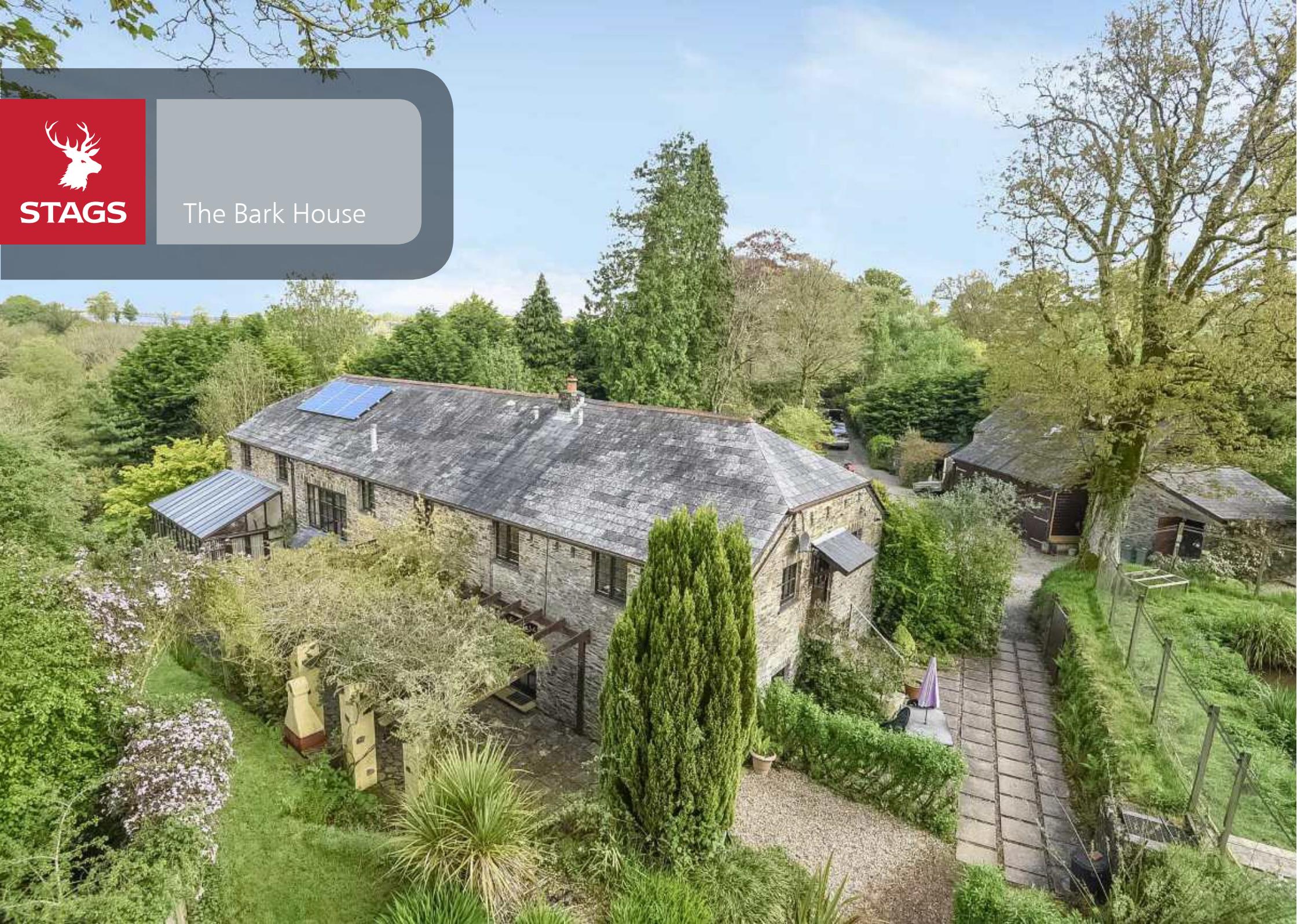




STAGS

The Bark House



The Bark House

Haye Road, Callington, PL17 7JN

Callington Town Centre 1.5 miles Launceston 11 miles Plymouth 14 miles

- 4 Bed Main Residence
- Kitchen/Breakfast Room
- 4 Reception Rooms
- Self Contained Annexe
- Detached Holiday Cottage
- Plantsman's Garden
- Garage
- Range of Outbuildings

Guide price £765,000

SITUATION

The property is located in a most appealing location approximately a mile from the centre of Callington town. Callington has shops and day to day facilities. The city port of Plymouth is some 14 miles to the south with deep water marina and regular ferry crossing serving northern France and Spain. To the north, some 11 miles distance, is the former market town of Launceston, known as the gateway to Cornwall which provides access to the vital A30 trunk road which links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and well respected international airport.

DESCRIPTION

This remarkably spacious family residence was successfully converted in the 1990's from a former watermill by a local architect and has been the cherished family home for the current vendors for the last 16 years and has been subject to considerable expenditure and improvement throughout. In addition the property has two most attractive and lucrative self contained letting units, one adjoining the property and one detached from the property and sited over the most impressive garage facilities. The cottages are only utilised by the vendors for six months of the year and provide undoubted potential for further supplemental income.

ACCOMMODATION

The accommodation in the house briefly comprises of a spacious entrance hall with utility and cloakroom off, dining room 6.58m x 3.96m (21'7" x 13') with study and family room/snug off and access to a most attractive 26' length conservatory. In addition there is a 7.62m x 6.71m (25' x 22')



Remarkably spacious barn conversion with self contained accommodation, in stunning private setting





sitting room and a luxury farmhouse style kitchen/breakfast room 5.38m x 4.88m (17'8" x 16') with granite worktops and an attractive range of base and eye level units.

The self-contained cottages are extremely well appointed with each containing a double bedroom and kitchen areas.

OUTSIDE

The property is approached over a private drive, which is shared with three other properties and finishes at the five bar gate leading to the driveway to The Bark House. The property grounds are superbly presented being laid mainly to lawn with central in ground ornamental pond feature with a plethora of specimen shrubs and trees providing colour and interest through the year. There is a most appealing range of small garden/seating areas to enjoy the views over the surrounding farmland and there is a most useful polytunnel and fenced vegetable garden.

To the rear of the property is a most attractive terraced patio with pergola containing mature wisteria and small barbeque area. In addition there is a most useful garage 9.14m x 6.10m (30' x 20') with double wooden doors to the front incorporating a utility area and storage shed and further outside store providing parking for several vehicles.

The agents have no hesitation in recommending a viewing to fully appreciate the quality of the property and its setting.

THE LAND IN ALL EXTENDS TO

2.368 Acres or thereabouts.

AGENT'S NOTE

The property has the benefit of solar PV panels fitted to the south west facing roof of the main house supplying electricity to the national grid which produces a quarterly income government guaranteed for a further 22 years.

SERVICES

Mains water and mains electricity. Foul water drains to a holding tank which is connected to a Sww sewer. The property has bulk oil fired central heating to the main dwelling and the holiday cottages have central heating via bulk gas. The property has the benefit of wooden double glazed units throughout and has 6 telephone points and 7 TV points. Please note the agents have not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From Callington town centre follow the road passing the Callington Health Centre on the left and proceed down the hill. Where it narrows, take a left hand turning to a private road between two stone gate posts. After approximately 50 yards the drive forks left and passes along a house called Stables. After approximately 30 yards is the five bar gate leading to the driveway of The Bark House only. Map Reference: OS Landranger Sheet 201:352/698.





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



Stags

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Energy Efficiency Rating		Current	Potential
This energy-efficient - lower running costs			
20-40%	A		
15-20%	B		
10-15%	C	71	74
5-10%	D		
0-5%	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area
464.6 Sq Metres 5002 Sq Ft
(Excludes Restricted Head Height & Void, Includes Garage & Annexe)

Denotes restricted head height



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale