



Abbots Hendra



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St Clether, Launceston, Cornwall, PL15 8QW

North Cornish Coast 9.6 miles - A30 7.9 miles

A development of five individually designed units in two magnificent Grade II Listed barns, set in the stunning North Cornish countryside

- Rural Former Farmstead
- Individually Designed
- Accessible Location
- Attractive Rural Views
- Private Gardens and Communal Area
- Private Parking and Double Carport

SITUATION

The barns sit in sight of the majestic Rough Tor on Bodmin Moor. 9.5 miles to the west is the picturesque, family friendly beach of Crackington Haven with its popular public house, 2 beach-side cafes and access to the dramatic South West coastal path. 8 miles east is the A30 dual carriageway and links to the Cathedral City of Exeter with its mainline railway station, access to the M5 and international airport. Rail services run to London Paddington via Plymouth from Bodmin Parkway. The regional Airport at Newquay offers a range of both domestic and international flights.

HISTORICAL BACKGROUND

The settlement at Abbots Hendra is believed to date back to 1302. The word Hendra in Cornish means 'winter homestead or home farm'. Originally owned by the Abbot of Cleve, it formed part of Treglasta Manor.

DESCRIPTION

The current owners are in the process of converting the two Grade II Listed barns with meticulous attention to detail and locally sourced materials to match with the original exterior of the building. Inside, the barns have a contemporary feel - being bright, spacious and comfortable. The development is set at the end of a track well away from the lane.



THE ROUND HOUSE



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ACCOMMODATION AND PRICE

The planning permission for the barns can be viewed online at www.cornwall.gov.uk.

The Round House and The Linhay – PA16/03093.

Barn 2, Barn 3 and Barn 4 – PA18/08468.

- The Round House – 4 Bedrooms, 2 bathrooms - £499,000 (Under Offer)
- The Linhay – 3 Bedrooms, 3 bathrooms - £480,000
- Pigeon House – 3 Bedrooms, 2 bathrooms - £370,000
- Tom's Barn – 3 Bedrooms, 3 bathrooms - £380,000
- Bannut Barn – 1 bedroom, 2 bathrooms - £250,000

Each property will have its own private garden and parking, in addition to a double carport and storage area. There will be a central garden in the communal area to the front.

AGENT'S NOTE

1. The vendor will require a £2,000 non-refundable deposit once an offer has been accepted, which will be offset against the final purchase price.
2. A management company will be formed between the five properties and will be responsible for the maintenance of the communal area and services.
3. The floorplans are for illustrative purposes only and may be subject to minor alterations.

SERVICES

Mains electricity. Private water via a borehole and a private treatment plant for the 5 dwellings. Please note the agents have not inspected or tested these services.

VIEWING

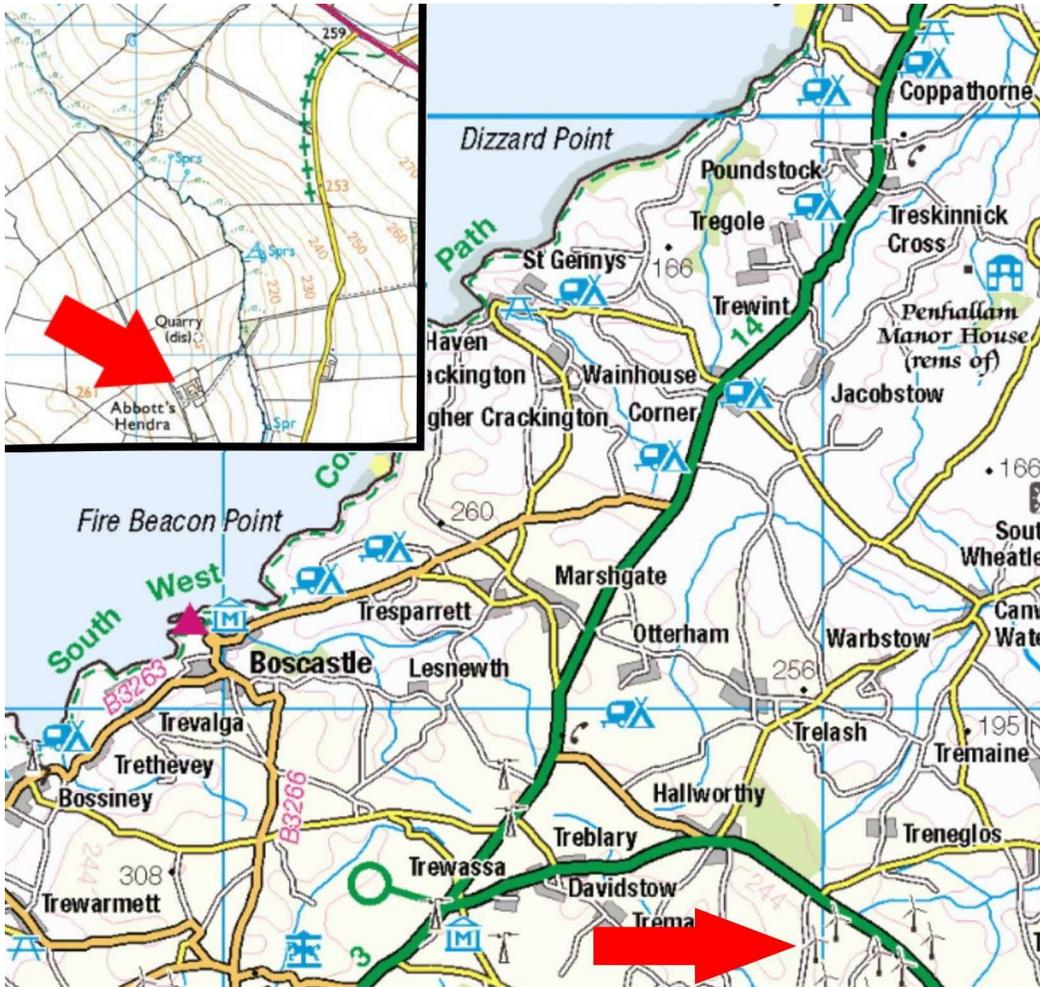
Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From the A30, at Kennards House, take the A395 signposted North Cornwall/Wadebridge/Camelford. Proceed through the village of Pipers Pool and after approximately 4.5 miles, turn left signposted Tregulland. After approximately 0.75 miles, turn right and follow the track up to Abbots Hendra.



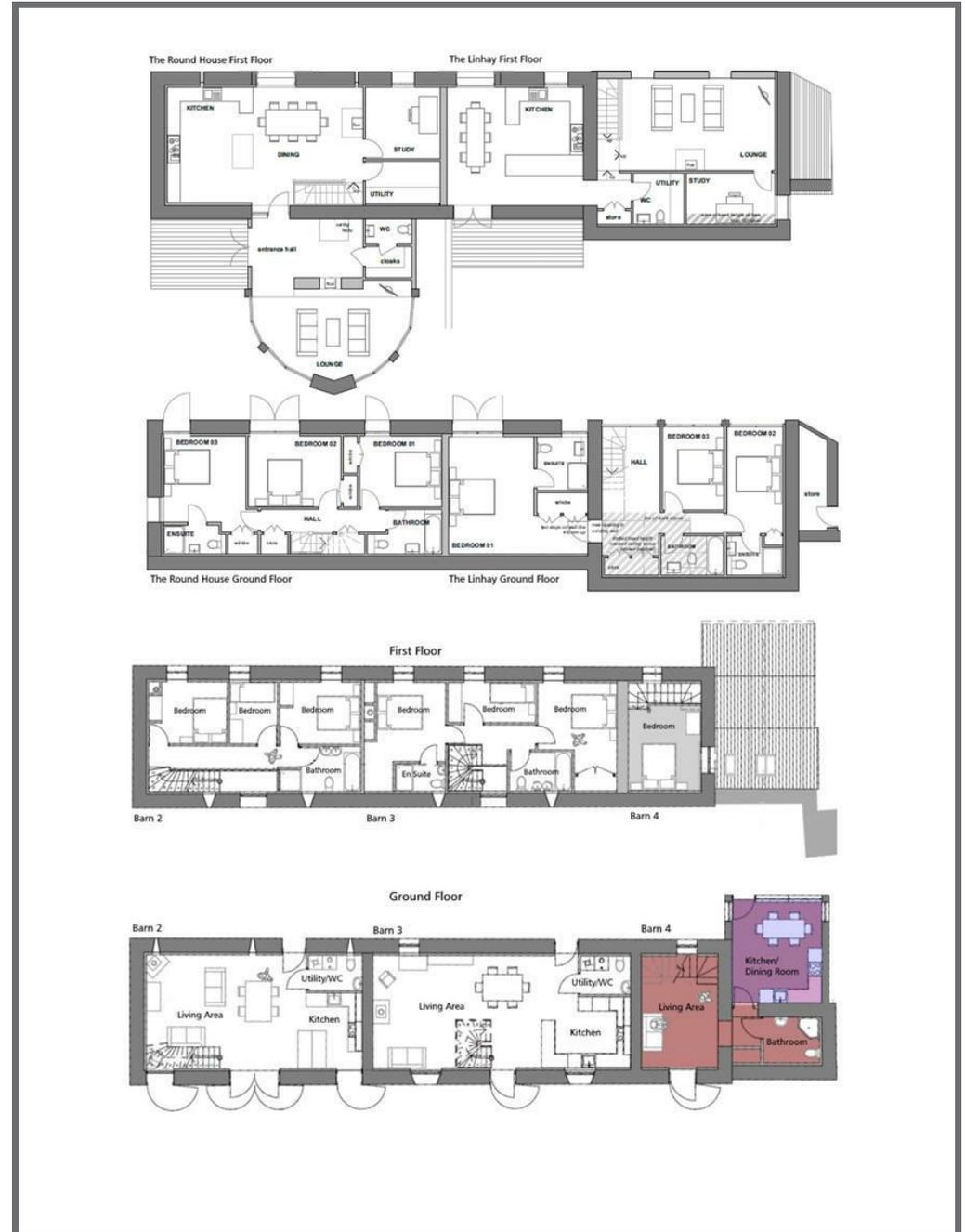
These particulars are a guide only and should not be relied upon for any purpose.



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