



Streamside



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North Hill, Launceston, Cornwall, PL15 7NN

Launceston 7.5 miles – Liskeard 8.0 miles – Tavistock 17.1 miles

A superbly presented barn conversion situated in a private position with stunning views over its own land and adjoining countryside

- No onward chain
- Approximately 1 acre in all
- Idyllic rural position
- Timber workshop
- Freehold
- 4/5 bedrooms (1 en suite)
- Impressive barn conversion
- 2 paddocks
- Off road parking
- Council Tax Band: C

Offers In Excess Of £635,000

SITUATION

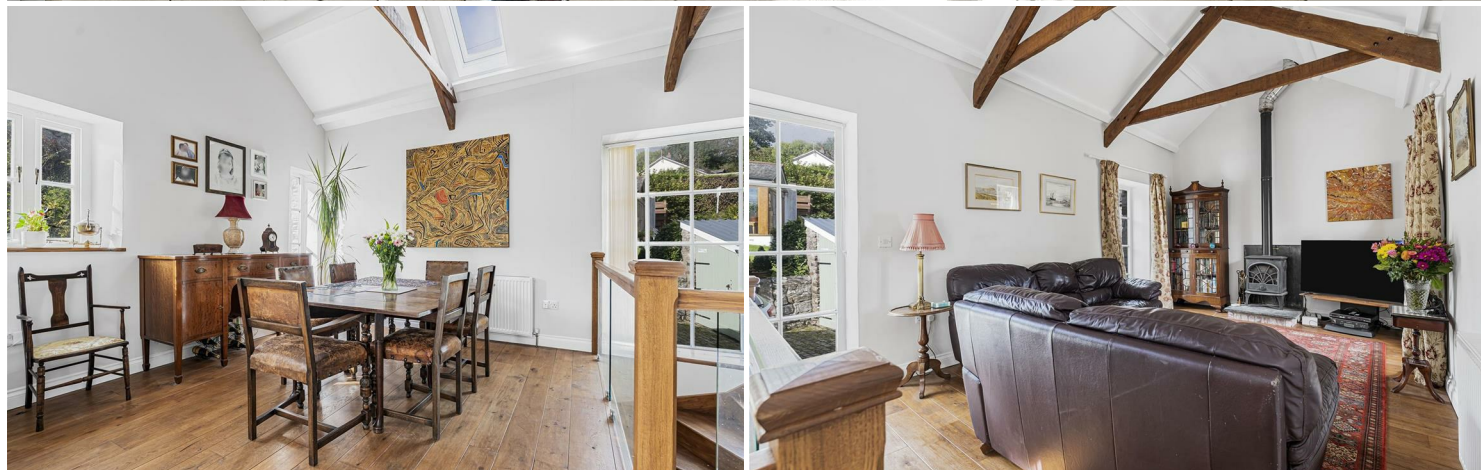
The property is set within a peaceful hamlet, near the popular village of North Hill, on the edge of Bodmin Moor and just a short drive from Launceston. Bodmin Moor provides some of the most dramatic landscapes in the UK, together with an excellent range of leisure and outdoor pursuits. The former market town of Launceston approximately 7 miles offers a comprehensive range of shopping, leisure and educational facilities.

DESCRIPTION

Tucked away in a quiet position, this attractive detached home has been thoughtfully converted by the current owners to offer light, spacious and beautifully presented accommodation throughout. The house enjoys inverted accommodation, providing an elevated outlook, with wonderful views across the Lynher Valley.

ACCOMMODATION

Steps lead to the front entrance, opening into a welcoming hallway with a useful storage cupboard. From here, the accommodation opens into a striking open-plan sitting and dining room, a wonderfully bright space featuring a vaulted ceiling with exposed beams, wood flooring, and a multi-fuel burner set on a raised slate hearth. The room enjoys a triple aspect, with a Juliet balcony to the front and a glass balustrade overlooking the staircase to the lower level, enhancing the sense of space and light.



Double doors lead through to a contemporary kitchen/breakfast room, fitted with gloss-white cabinetry complemented by granite work surfaces. A central island incorporates additional storage and a breakfast bar, with a ceramic hob and extractor above, integrated double oven, and space for a large fridge/freezer. From here, double doors open both to a Juliet balcony and to a larger balcony terrace, which provides a delightful spot to enjoy the views over the garden and the valley beyond.

A versatile study or fifth bedroom completes the accommodation on this level, offering dual-aspect windows and timber flooring.

Stairs descend to the lower level, where the bedroom accommodation is arranged around a central hallway.

There are four well-proportioned bedrooms, including a principal bedroom suite with double doors opening directly onto the rear garden terrace and a modern en suite shower room. A family bathroom and separate shower room serve the remaining bedrooms, the latter with a glazed door giving further access to the garden.

The utility room provides an excellent practical space, with plumbing for laundry appliances, a stainless-steel sink, and housing for the oil-fired boiler supplying central heating and hot water.

OUTSIDE

The drive leads to a cobbled parking area providing ample space for several vehicles. From here, gates lead through to a timber workshop with an adjoining store room, offering excellent versatility and potential for conversion to stables if desired.

Photovoltaic solar panels are installed on the workshop roof, contributing to the property's electricity supply.

The grounds include a private courtyard area to the side of the property and two pasture paddocks, one of which enjoys frontage to the River Lynher, creating an attractive rural setting ideal for smallholding or equestrian use.

In all, the property extends to approximately 1.005 acres.

SERVICES

Mains electricity and water, drainage via a pumped system to mains, oil fired central heating and wood burning stove. Solar Panels. Broadband availability: Standard ADSL, Mobile signal: voice and data limited availability (Ofcom).

Please note the agents has not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

What3words.com: [///hammocks.neater.plans](https://www.what3words.com/hammocks.neater.plans)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



**Approximate Gross Internal Area 1692 sq ft - 158 sq m
(Excluding Outbuilding)**

Lower Ground Floor Area 900 sq ft – 84 sq m
Ground Floor Area 792 sq ft – 74 sq m
Outbuilding Area 293 sq ft – 27 sq m

Outbuilding

Lower Ground Floor

Ground Floor

For Identification only Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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