

Leworthy Farmhouse

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Pyworthy, Holsworthy, Devon, EX22 6SJ

Pyworthy 1.7 miles - Holsworthy 2.8 miles - Bude 12.5 miles

A substantial and beautifully presented Georgian Farmhouse benefiting from 2 cottages, ample parking and approximately 3 acres of grounds.

- Impressive Georgian Farmhouse
- Ideal for multi-generational living
- 3 Bedroom Cottage
- Rural Location
- Freehold
- 7 Bedrooms
- Approximately 3.27 Acres in All
- 3 Bedroom Detached Annexe
- Ample Off Road Parking
- Council Tax Band: A & Business Rates

Guide Price £899,950

SITUATION

The property is located in a delightful rural setting, near the village of Pyworthy. The thriving market town of Holsworthy is 2.8 miles away with its Waitrose supermarket, doctors, dentists and veterinary surgery together with places of worship. A comprehensive range of shopping facilities can be found at the coastal resort of Bude on the North Cornish coast which is some 12 miles distant. At Bude there is a choice of sandy beaches and some magnificent walks along the cliffs or historic Bude canal. There are educational facilities up to 'A' level standard and a variety of shops and supermarkets.

The former market town of Launceston, known as the 'Gateway to Cornwall' is some 14 miles to the south with access to the vital A30 trunk road which links the cathedral cities of Exeter and Truro. At Exeter there is an international airport, mainline railway station serving London Paddington and access to the M5 motorway.

DESCRIPTION

A well presented 7 bedroom farmhouse which has been extended over the years with character throughout, with a pair of self contained cottages. In addition, there are a range of outbuildings, formal gardens, pasture paddock and a substantial lake.







ACCOMMODATION

Rear door into an entrance porch which in turn leads into a spacious guest hall/ reception room with wooden floors, a wood burning stove, double doors to the parking area and stairs to the first floor. The adjoining kitchen / breakfast room offers a range of base and wall units, Belfast sink and secondary stainless steel sink, space for a range cooker and appliances, space for a fridge freezer and a door to the rear. The inner hall and owners accommodation offers a sitting room with a charming inglenook fireplace with a wood burning stove, double bedroom and shower room. Stairs from the inner hall lead to the first floor with 7 ensuite bedrooms, one of which also benefits from a connecting single room which lends itself as a nursery or walk in wardrobe.

COTTAGES

Jubilee Cottage has its own access and interconnecting door to the main house. The cottage is currently being run as a successful holiday cottage but could be reverted back to its former residential use, subject to council consent. It offers an open plan kitchen / living area which enjoys a door to the garden and an open fireplace with stone surround. The kitchen comprises a range of units and drawers, sink, built in cooker with hob above and space for appliances. The first floor offers two double bedrooms, single room and shower room. Bedrooms 1 and 3 enjoy delightful views across the properties gardens and lake.

Leeside Cottage is a detached converted Shippon offering further accommodation, perfectly suited for those looking for multigenerational living. Entrance into a porch and inner hallway with an airing cupboard and doors to all rooms. The accommodation comprises a kitchen, sitting room, 3 bedrooms and a further shower room with WC. There is a useful store and summerhouse which enjoys the lovely views over the garden.

OUTSIDE

The property benefits from ample off road parking to the rear with gated access that leads through to a further parking area with a large detached garage, useful store and workshop. The well maintained gardens are mainly laid to a formal lawn with mature shrubs, plants and trees, a gravelled patio area, adjoining paddock and a pathway leading to the fishing lake. Leeside Cottage has its own private garden area with fenced lawn and patio ideal for outdoor dining. The property extends to approximately 3.27 acres in all.

SERVICES

Mains electricity and water, private drainage via a bio digester. Wood burning stoves and oil fired central heating in the main house and Jubilee and electric heaters in Leeside. Broadband availability: Standard ADSL, Mobile signal coverage: Voice limited availability and Data unavailable (Ofcom). Please note the agents has not inspected or tested these services. All the differing parts of the house, including the farmhouse which is currently used as a successful Bed & Breakfast, have been and were originally full residential properties and, as such, the consent to revert back to that use should be straightforward, but this decision would still be subject to consent.

VIEWINGS

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

DIRECTIONS

From the centre of Holsworthy turn right onto Bodmin Street, continue for approximately 2.5 miles and turn left signposted Leworthy. Proceed along the lane for 0.4 miles, keeping to the left as the road forks where the property will then be immediately in front of you.
What3words.com - //////party.dime.endearing

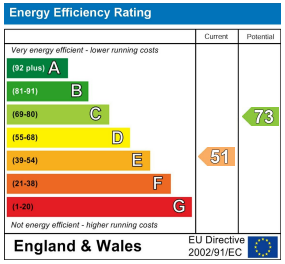






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





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