

# Hunscott Barn

STAGS

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Ashwater, Beaworthy, Devon, EX21 5DJ

Holsworthy 6 miles Halwill Junction 4.1m Launceston 12 miles

A 5 bedroom detached barn conversion, with a separate holiday use log cabin set in just over 3 acres of gardens, paddocks and a parcel of woodland, with a useful range of outbuildings.

- 5 Bedroom Detached Barn Conversion
- Steel framed garage block with office/storage
- Just over 3 acres in all
- Truly rural location
- Freehold
- Holiday Log Cabin
- Double garage, loose boxes and field shelter
- Oil fired central heating
- Annexe potential
- Council Tax Band - E

## Guide Price £695,000

### SITUATION

Located rurally, set between the villages of Ashwater and Halwill Junction, within a cluster of just 4 properties set at the end of private, shared driveway. Halwill Junction, with a primary school, shop, nursery, public house and fish and chip take away, is a great community with a football club and village hall with various events through the year. Ashwater has a thriving pub 'The Village Inn', a village hall, community shop and Post Office, with In-Post lockers, a primary school and a bus service to the local secondary schools.

Holsworthy is just over 6 miles to the north with a wider range of facilities, whilst the coastal resort of Bude is just under 16 miles away with extensive sandy beaches and cliff top walks.

Launceston is 12 miles to the south with a 24-hr supermarket and access to the vital A30 trunk road linking the Cathedral cities of Truro and Exeter.

### DESCRIPTION

A 5 bedroom detached barn conversion, with a separate and secluded holiday use log cabin, built in 2023. The property is set in just over 3 acres of gardens, paddocks and a parcel of woodland, with a range of outbuildings making it ideal as a smallholding. The barn was converted in 1991, and it is believed to have mainly cob walls with some stone work, beneath a slate roof, with a mix of Upvc and timber double glazed windows and solar panels, with an inverter and potential to add a battery for storage.







## ACCOMMODATION

A most attractive and versatile barn conversion offering generous and adaptable accommodation, ideal for dual family occupation or income generation. The property has previously been arranged as two separate dwellings, a two bedroom and a 3 bedroom, and can easily function in this way again, with one section being predominantly single storey. Retaining a wealth of character, the main accommodation features a charming farmhouse style kitchen, a welcoming sitting room centred around an impressive fireplace with wood burning stove, and a side conservatory.

Adjoining the kitchen is a substantial and highly adaptable room, currently utilised as a dining room/utility, which would naturally serve as the principal kitchen/living/dining space for a self-contained annexe. This section also includes two further bedrooms, a bathroom, and a lobby with independent access, allowing for complete separation if required.

In the 2 storey part of the barn, the kitchen leads through to the living room, with a gorgeous fireplace housing a wood burner. Situated off is a versatile snug/office, which could serve as an occasional bedroom. Stairs rise to three first floor bedrooms, including a bedroom with en-suite facilities, together with a separate bathroom.

## OUTSIDE

The property is approached via a shared, private driveway, and leads into a concrete yard of which Hunscott Barn owns the majority of, before the private driveway to the property leads to an area which offers ample off road parking. The front courtyard, which is to feature an attractive pond, is complemented by fruit trees and a characterful stone outbuilding. The gardens are predominantly laid to lawn, interspersed with a variety of mature planting.

A particular feature of the property is the holiday use log cabin, constructed in 2023, offering well presented accommodation comprising two bedrooms, a bathroom, a modern fitted kitchen and an inviting living room with doors opening onto a decked terrace, perfectly positioned to take in views over the surrounding fields. This cabin is positioned to ensure seclusion and privacy for both properties.

Further outbuildings include a modern steel-framed garage building, arranged with a mezzanine level and is well-suited for a small rural business, incorporating office space and storage, together with a tall access door providing secure parking for a caravan or motorhome. In addition, there is a timber double garage along with numerous sheds and shelters providing excellent ancillary storage, with 2 loose boxes for equestrian use.

The grounds extend in total to just over 3 acres, comprising gardens, paddock areas and a parcel of woodland, offering considerable scope for a variety of uses, whether for recreational, equestrian or smallholding purposes.

## VIEWING

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

## SERVICES

Main electricity, water and private drainage via a sewage treatment plant installed in 2022. Oil fired central heating, wood burning stove, oil fired underfloor heating in cabin. Solar Panels with inverter. Broadband availability: Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## DIRECTIONS

From Launceston proceed along the A388 towards Holsworthy. At the wind turbines, turn right signposted Halwill and Ashwater. At the cross-roads, go straight across and after some way, the driveway to Hunscott will be found on the right hand side. Drive down into the yard, and the driveway to the barn will be found on the right hand side.

What3words -///cupboards.revise.strike



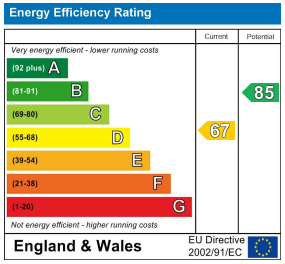




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