



**Maxworthy Court, Maxworthy,
Launceston, Cornwall, PL15 8LZ**

Guide Price £675,000 Freehold





A stunning barn conversion with remarkably spacious accommodation, in a rural hamlet with extensive countryside views

- 5 En Suite Bedrooms
- Stunning Farmhouse Kitchen/Breakfast Room
 - Enclosed Courtyard Driveway
- Over 3000 sqft of Accommodation
 - Landscaped Gardens
 - Useful Adaptable Outbuildings
 - 0.5 Acres in all (or thereabouts)
 - EPC C & Council Tax F

SITUATION Located in the heart of the rural hamlet of Maxworthy on the fringe of the parish of North Petherwin. The village of Whitstone is 4.3 miles distant with its excellent Post Office/Village store catering for day-to-day needs. More comprehensive shopping facilities can be found at either Launceston or Bude. The local primary school is located at Brazzacott 2.5 miles away.

At Launceston there is access to the A30, 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 an international airport.

The A39, Atlantic Highway, is 5.8 miles away providing access to the majestic North Cornish coast with its extensive sandy beaches.

DESCRIPTION A remarkably spacious and most impressive attached stone and slate built former



Duke of Bedford barn, converted in the early 2000s to a high standard with eco-friendly internal timber framework. The property has been subject to considerable expenditure and improvement by the current vendors over the last 17 years to provide a family home of rare quality and comfort. Viewing is highly recommended to appreciate the extensive spacious accommodation that this property has to offer.

The accommodation is clearly illustrated on the floorplan and briefly comprises: an impressive glass atrium with attractive slate floors and exposed stonework walls, stairs to the lower ground floor and archway into study/dining room with vaulted ceilings and window to rear aspect.

From atrium door into mezzanine dining area with stairs descending to a most attractive lounge with feature arched windows, brick fireplace with wood burner set on slate hearth and a further



comfortable lounge area. From the dining area step up into a hallway with doors to 3 bedrooms (all with en suite facilities), cloakroom and utility room.

From the atrium steps lead to a further hallway with door to master bedroom with picture window overlooking the courtyard and en suite bathroom comprising panel enclosed double bath, sculpted walk-in shower cubicle, low flush WC and pedestal wash hand basin. There is a further bedroom with en suite shower room and large boot room with extensive cloak hanging and storage space.

To the lower ground floor there is an arched glazed door to rear garden and access into the stunning farmhouse style kitchen/breakfast room enjoying views over the rear garden with a range of base and wall mounted unit with glass fronted display

cabinets, granite work tops, 1½ bowl sink with mixer taps, inset ceramic hob with extractor over and electric oven under, space and plumbing for American fridge/freezer. From the breakfast area arched glazed doors open onto an extensive gravel patio area, ideal for al fresco dining.

OUTSIDE To the front is a brick paved parking area for several vehicles, with access to an open-fronted garage with adjoining lockable workshop/store with stairs rising to an office/hobbies room.

To the rear of the property is the main garden which is laid mainly to lawn with well-defined hedge and fence boundaries and delightful countryside views. There is a detached summer house and adaptable outbuildings.



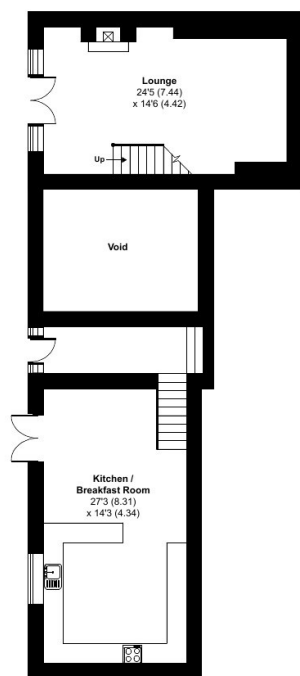
SERVICES Mains water and electricity. Private drainage. Double glazed throughout. Oil fired central heating. Council Tax Band F. Full EPC documentation available on request. Broadband: FTTP. Mobile coverage: visit Ofcom website. Please note the Agents have not inspected or tested these services.

AGENT'S NOTE There is planning permission within half of mile of the property but has no direct impact on the property. For further information, please visit Cornwall Council planning portal or contact the office.

VIEWINGS Strictly by prior appointment with vendor's appointed Agents DJR Estate Agents and Auctioneers. Hosted virtual viewing available by separate appointment.



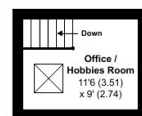
Approximate Area = 3010 sq ft / 279.6 sq m
Outbuilding = 2496 sq ft / 231.8 sq m
Total = 5506 sq ft / 511.5 sq m
For identification only - Not to scale



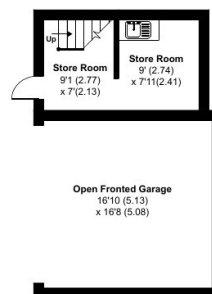
LOWER GROUND FLOOR



GROUND FLOOR



OUTBUILDING 3
FIRST FLOOR



OUTBUILDING 3
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd . REF: 1257324

For more information or to arrange a viewing, please contact us:

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