

STAGS

The Linhay

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Rezare, Launceston, Cornwall, PL15 9NX

Launceston 6.4 miles - Callington 6.6 miles - Plymouth 21 miles

An exceptionally versatile barn conversion set within a charming rural village, offering excellent equestrian and smallholding potential with approximately 6 acres of level pastureland

- Equestrian and Smallholding Opportunities
- 3 Bedroom Barn Conversion
- Hay Barn and Tack Room
- Character Features
- Tenure: Freehold
- 6 Acres of Level Pasture Land
- Concrete Yard and Stables
- No Onward Chain
- Ample Off Road Parking
- Council Tax Band: D

Guide Price £650,000

SITUATION

The property is located in the centre in the pretty rural hamlet of Rezare, within an Area of Outstanding Natural Beauty and 0.8 miles away from the village of Treburley on the A388 is with its renowned public house, The Springer Spaniel. The historic and former market town of Launceston is 6 miles to the north and offers a 24 hour supermarket, M&S Food Hall, doctors', dentists' and veterinary surgeries. There is also the local leisure centre with 25m swimming pool and other leisure facilities such as the two testing 18-hole golf courses nearby. Callington sits 6.6 miles away and there are supermarkets and numerous shops catering for day to day needs as well as doctors, a veterinary surgeon and a dentist. Both Launceston and Callington have schooling facilities from pre-school to a Sixth Form college. The A30 can be joined at Launceston, connecting the Cathedral Cities of Truro to the west and Exeter/M5 motorway to the east.

DESCRIPTION

Situated in the attractive Cornish hamlet of Rezare, this appealing property offers a wonderful opportunity to embrace a quintessential rural lifestyle, combining the charm of a characterful single-storey barn conversion with approximately six acres of adjoining level pasture. The property is understood to have been converted to a residential dwelling in 1994, of traditional stone and slate construction with wooden double glazed windows. Offering a distinctive alternative to a conventional country home, the property will appeal to those seeking character, a connection with the surrounding countryside and the added benefit of useful land adjacent to the property.







ACCOMMODATION

The spacious, well-proportioned accommodation offers considerable versatility and potential, having remained in the same ownership for over 30 years. Retaining plenty of character, the property would benefit from cosmetic refurbishment, allowing a purchaser to update and personalise the interiors. The entrance hall features a tiled floor, large glazed windows and ample storage space. The kitchen is fitted with wooden base and wall units, an electric oven, gas hob and space for a dishwasher, whilst the utility room provides additional storage, plumbing for white goods and a stable door to the rear garden and patio. A separate dining room offers space for family meals and entertaining, while the characterful sitting room features an impressive vaulted ceiling with exposed timber beams, slate window sills and views across the adjoining pasture fields.

The three double bedrooms are arranged at one end of the barn, with small steps adding to the property's distinctive layout. Two shower rooms serve the bedrooms, each offering en-suite facilities to Bedrooms One and Two. Bedroom One is particularly appealing to equestrian enthusiasts, with large windows overlooking the front yard and stables, offering delightful views of the horses. Further accommodation includes a separate cloakroom with an additional WC and a useful airing cupboard.

OUTSIDE

Of particular appeal is the property's equestrian facilities, with approximately six acres of level pasture enclosed by fenced boundaries and divided by traditional post and rail fencing to create an attractive arrangement of paddocks. The yard and stables are conveniently situated next to the house, with gated access directly from the road and an EV charger in place. The 2 stables, tack room, hay store and covered storage areas offer a practical and well-connected setting for those wishing to keep horses at home, with grazing and turnout readily accessible. Beyond its equestrian credentials, the level land with a separate road access lends itself to a variety of recreational and lifestyle pursuits.

At the far end of the barn, a small garden provides a peaceful outdoor retreat, incorporating a pond and seating area surrounded by mature shrubs, established hedging and attractive flower beds. This secluded corner offers a delightful spot to sit and enjoy the surrounding rural setting, providing a pleasant contrast to the property's more practical equestrian facilities.

SERVICES

Mains electricity, water and drainage. Mains gas central heating. Broadband availability: Ultrafast and 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.

VIEWINGS

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

DIRECTIONS

From Launceston take the A388 road south towards Callington. In the village of Treburley, opposite the Springer Spaniel Inn, take the first of the two left hand turnings signposted to Rezare. On entering Rezare, and at the junction, turn left the property is located on your right hand side, identified with a Stags For Sale sign.

what3words.com: ///birdcage.along.foot







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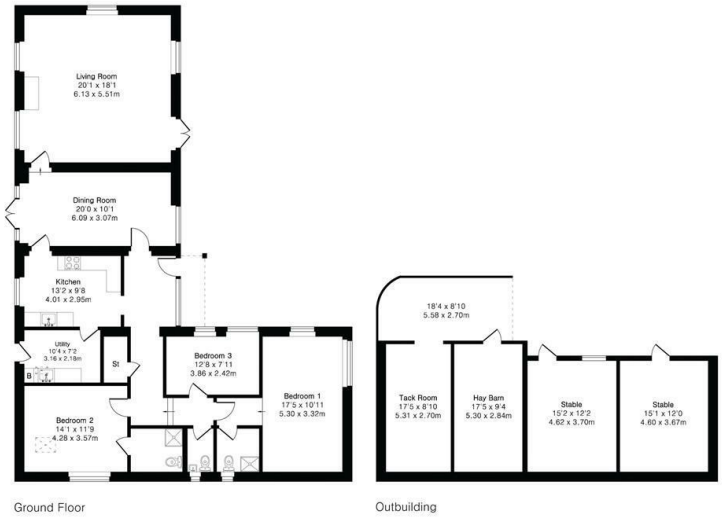


Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999

Approximate Gross Internal Area 1674 sq ft - 155 sq m
(Excluding Outbuilding)
Outbuilding Area 707 sq ft – 66 sq m



"For Identification only – Not to scale"

PINKPLAN

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.