



Bond
Oxborough
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Changing Lifestyles

The Old Barn, Crossgate, Launceston, PL15 9SX



Asking Price - £475,000

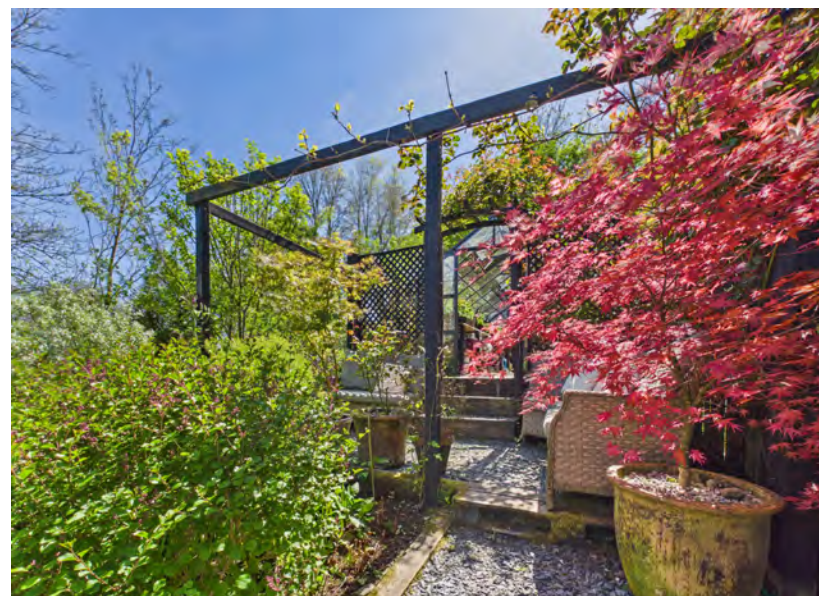
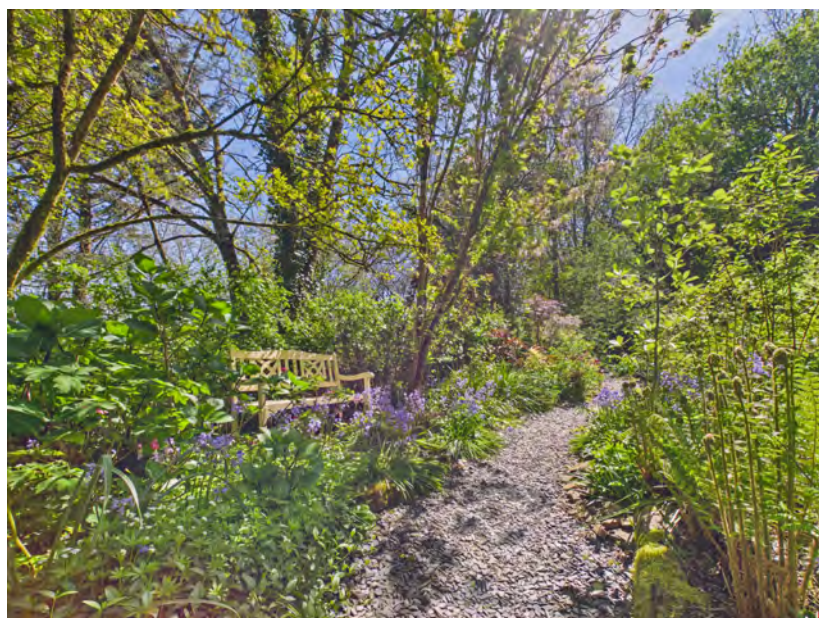


The Old Barn, Crossgate



- Historic former canal setting
- Stunning vaulted sitting room with wood burner
- Triple-aspect kitchen/dining room with Aga
- Two/three versatile bedrooms
- Principal bedroom with en suite
- Conservatory opening to the garden
- Landscaped gardens,
- Parking & studio/home office
- EPC Rating D

A characterful detached barn conversion with character features and historic ties to the former Bude canal, beautifully presented throughout. The accommodation includes a welcoming family room with exposed beams, a well-equipped triple-aspect kitchen/dining room, and an impressive vaulted sitting room with wood burner and countryside views. Flexible living space includes two/three bedrooms, a mezzanine level, and a principal suite with en suite. Outside, the property offers generous parking, an attractive courtyard garden, a detached studio/office, and a landscaped rear garden enjoying rural outlooks.



The Old Barn, Crossgate



Location:

Set within the secluded hamlet of Crossgate, the property enjoys a peaceful rural setting while remaining conveniently close to the market town of Launceston, just under three miles away. Launceston offers a comprehensive range of everyday amenities, including supermarkets, medical and veterinary services, as well as schooling through to A-level. The town also benefits from a leisure center and an 18-hole golf course.

The nearby A30, located within four miles, provides excellent connectivity across the region, linking the cathedral cities of Truro and Exeter. The town of Okehampton lies approximately 20 miles away and offers a railway station with services connecting to Exeter, where mainline links to London Paddington and an international airport can be found.

For those who enjoy the outdoors, Dartmoor National Park is within easy reach at around 12 miles, offering miles of unspoilt countryside and a wealth of recreational pursuits. To the north, the popular coastal town of Bude, approximately 18 miles away, boasts expansive sandy beaches and scenic cliff-top walks.





Internal Description:

Steeped in history and connections with the former Bude Canal, this exceptional detached barn conversion is a home of immense character, thoughtfully restored to create a wonderful blend of period charm and modern comfort.

From the moment you arrive, the property's attractive stone elevations, private courtyard and beautifully landscaped gardens create an immediate sense of tranquillity. Every corner has been lovingly maintained by the current owners, resulting in a home that is ready to enjoy from day one.

At the heart of the property is a striking vaulted sitting room, where exposed beams, feature brickwork and rich timber flooring combine to create an inviting space full of warmth and character. A wood-burning stove provides the perfect focal point for cosy evenings, while large picture windows and French doors flood the room with natural light and frame beautiful views across the surrounding countryside. A charming conservatory extends the living space further, offering the ideal place to relax and enjoy the changing seasons.

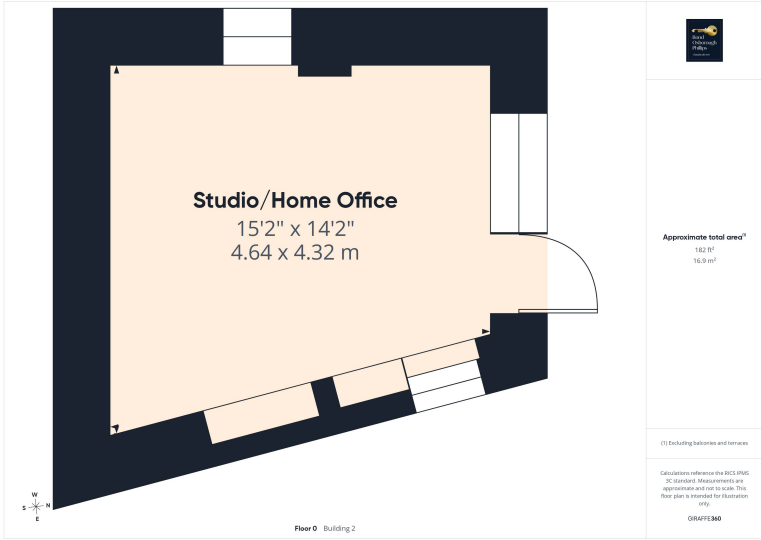
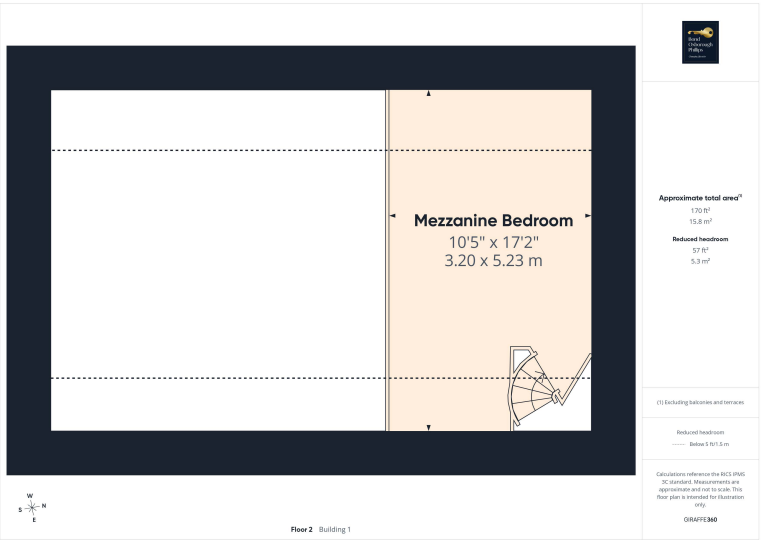
The triple-aspect kitchen and dining room is equally impressive, offering a bright and sociable space complete with an electric Aga, integrated appliances and plenty of room for family meals and entertaining.

Flexible accommodation is arranged across the home, including a generous ground-floor double bedroom, an elegant principal suite with en-suite bathroom, and a versatile mezzanine overlooking the sitting room, perfect as a guest bedroom, home office or creative studio.

Outside, the property continues to impress. A private courtyard garden provides a sheltered space for entertaining, centred around a charming raised pond and complemented by a detached studio that offers endless possibilities for home working, hobbies or occasional guest accommodation.

Beyond the courtyard lies a beautifully landscaped rear garden, carefully designed to maximise privacy while embracing far-reaching countryside views. Mature planting, fruit trees, a stunning greenhouse, multiple seating areas and colourful borders create a peaceful haven that can be enjoyed throughout the year.

With ample parking, flexible living space and an abundance of original character, this is far more than simply a barn conversion, it's a lifestyle property, offering peace, privacy and timeless appeal in an idyllic rural setting.



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