



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Lymsworthy Barton  
Kilkhampton  
Bude  
Cornwall  
EX23 9RY

**Asking Price: £425,000**

**Freehold**



Changing Lifestyles

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bude@boproperty.com

Lymsworthy Barton, Kilkhampton, Bude, Cornwall, EX23 9RY



- Detached three-bedroom character home
- Peaceful setting on the outskirts of Kilkhampton
- Character features throughout
- Generous gardens mainly laid to lawn with mature trees and planting
- Ample off road parking
- Double garage providing excellent storage and practicality
- Easy access to village amenities, Bude's beaches and coastal walks
- No onward chain



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## Changing Lifestyles

Located just a mile from the popular village of Kilkhampton, Lymsworthy Barton is an attractive three-bedroom detached cottage full of period charm.

The property offers a wealth of original features, including exposed timber beams, flagstone slate flooring, and an impressive inglenook fireplace with original clome oven in the living room.

The accommodation is well laid out and includes, on the ground floor: an entrance hallway, spacious living room, characterful dining room, a generous kitchen/breakfast room, ground-floor bedroom/study and utility room/WC. On the first floor are two further double bedrooms and a family bathroom.

Set within generous, tree-lined gardens with mature trees, the home enjoys privacy, space, and a true sense of rural calm—yet remains within easy reach of village amenities and only a short drive from the vibrant coastal town of Bude, famed for its beaches, surfing, and watersports. The gardens are a particular highlight, featuring established lawns and a sunny patio area ideal for entertaining or relaxing. A detached double garage provides secure parking together with excellent storage or workshop potential.

Further benefits include gas-fired central heating, double glazing, and convenient access to local schools, shops, and scenic coastal walks.

This is a rare opportunity to acquire a characterful and versatile home in a desirable Cornish setting.

Lymsworthy Barton enjoys a peaceful yet accessible setting in the heart of North Cornwall, surrounded by beautiful countryside and close to the Upper and Lower Tamar Lakes, which offer superb opportunities for walking, cycling, watersports, and wildlife watching. The nearby village of Kilkhampton provides a welcoming community with village stores, a post office, butchers, takeaways, two popular pubs, a primary school, and the historic parish church of St James. The market town of Stratton is just 3 miles, while the coastal resort of Bude—with its sandy surfing beaches, golf course, leisure centre, and vibrant shops and cafés—lies only 5 miles away. Further facilities can be found in Bradworthy (4 miles), Holsworthy (9 miles), and Launceston (18 miles, with access to the A30). Dartmoor National Park is about 26 miles, and Exeter, with excellent shopping, culture, rail, and motorway links, is around 45 miles.

**Entrance Porch** - 6'4" x 3'2" (1.93m x 0.97m)

**Living Room** - 15'2" x 13'9" (4.62m x 4.2m)

**Dining Room** - 10'9" x 14'5" (3.28m x 4.4m)

**Kitchen** - 13'8" x 11'4" (4.17m x 3.45m)

**Hallway** - 5'9" x 3'5" (1.75m x 1.04m)

**Bedroom 3** - 10'4" x 11'6" (3.15m x 3.5m)

**Utility Room/WC** - 5'9" x 7'10" (1.75m x 2.4m)

**First Floor Landing**

**Bedroom 1** - 10'6" x 14'8" (3.2m x 4.47m)

**Bedroom 2** - 10'9" x 10'11" (3.28m x 3.33m)

**Bathroom** - 6'3" x 14'2" (1.9m x 4.32m)

**Double Garage** - 17'11" x 19' (5.46m x 5.8m)

**Outside** - The property is approached via a gravelled driveway, providing ample off-road parking and giving access to the double garage. A gated entrance leads into the grounds, where the mature gardens wrap around the home, offering a mix of lawn, established trees, and well-tended borders. To the rear, a generous paved terrace creates the perfect spot for outdoor entertaining or simply enjoying the peaceful surroundings. The gardens offer a good degree of privacy and seclusion, making them ideal for families, keen gardeners, or those looking to relax in a tranquil setting.

**Services** - Mains water and electric. Private drainage. LPG bottled gas fired central heating.

**EPC** - Rating F.

**Council Tax** - Band E.



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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	26 F	
1-20	G		

### Directions

From the centre of Bude, head northeast on the A39 towards Kilkhampton and continue for about 3 miles. Upon entering the village, turn right onto the B3254, signposted Holsworthy/Launceston, and follow this road for 1 mile whereupon the entrance to Lymsworthy will be found on the left-hand side. Continue down the lane and Lymsworthy Barton will be found within a short distance on the left hand side.