



Bond
Oxborough
Phillips

Changing Lifestyles

South Barn
Launceston
PL15 9QX



Offers in excess of - £700,000



Changing Lifestyles

01822 600700

South Barn, Launceston, PL15 9QX



- Character barn conversion
 - Five bedrooms, three en-suite
 - Sociable kitchen with island
 - Spacious family and reception rooms
 - Versatile annexe potential
 - Detached double garage with EV point
 - South-facing gardens with valley views
 - Peaceful Cornwall/Devon border setting
- EPC - C



Nestled within a peaceful cluster of barns on the Cornwall/Devon border, South Barn combines rustic character with contemporary style. Originally converted in 2003 and further enhanced by the current owners, the property features exposed stonework, timber beams, slate details and vaulted ceilings throughout.

At the heart of the home is a bright, dual-aspect kitchen, redesigned as a sociable hub with a large island seating eight, a feature brick fireplace and modern integrated appliances. A utility/boot room with WC sits alongside. Living spaces include a cosy sitting room with wood-burning stove and French doors leading outside, plus a striking family Living Room with vaulted ceiling, bi-fold doors and a sunny south-facing outlook. Two further versatile rooms – currently a Dining Room and Hobbies room – offer scope for a home office, studio or annexe (subject to consents). The ground floor also includes a private guest suite with en-suite shower room.

Upstairs, the vaulted theme continues across four further bedrooms. The principal suite includes fitted wardrobes, a mezzanine storage area and an en-suite bathroom. A second en-suite bedroom provides comfort for guests, while two more doubles share a large family bathroom with separate shower. A flexible playroom or Office with some restricted head height provides further space.

The home is approached via a private lane to a gravel courtyard with ample parking, detached double garage, adjoining wood store and EV charging point. To the rear, the level gardens enjoy a southerly aspect with lawns, patios and countryside views reaching towards Launceston.

South Barn offers versatile accommodation, timeless character and a truly peaceful setting, making it ideal as a family home, countryside retreat or multi-generational living space.



Location

South Barn sits in the beautiful Carey Valley, right on the Cornwall and Devon border. The setting is wonderfully peaceful, with rolling countryside, quiet lanes and meandering streams creating a sense of seclusion, yet without feeling cut off.

Everyday amenities and a welcoming community can be found in nearby villages, while the historic town of Launceston is just a short drive away, offering shops, schools and leisure facilities. To the north lies Tavistock, a thriving market town with a bustling pannier market, independent shops and access to the open moorland of Dartmoor.

The location also benefits from being close to the Tamar Valley, an Area of Outstanding Natural Beauty and part of Cornwall and West Devon's Mining Heritage site. It's an area rich in walking routes, wildlife and heritage, perfect for those who enjoy the outdoors.

Despite the rural setting, excellent road links mean the A30 is within easy reach, connecting you swiftly to Cornwall's coastline, Devon's countryside and beyond.



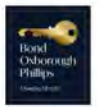
Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
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for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:





Floor 0 Building 1



Approximate total area⁽¹⁾

3081 ft²
286 m²

Reduced headroom

97 ft²
9 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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