



Bond
Oxborough
Phillips

Changing Lifestyles

The Old Barn, Crossgate,
Launceston,
PL15 9SX



Asking Price - £499,950



Changing Lifestyles

01822 600700

The Old Barn, Crossgate



- Historic links to former canal
- Characterful sitting room with vaulted ceiling and wood burner
- Triple-aspect kitchen/dining room with Aga
- Two/three bedrooms including mezzanine space
- Principal bedroom with en suite bathroom
- Conservatory garden room adjoining sitting room, ideal for inside-outside living
- Courtyard garden, landscaped rear garden, parking & studio/office
- EPC - 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:

A highly attractive detached barn conversion, rich in character and with historic connections to the former Bude canal, offering a unique blend of charm and well-presented accommodation.

The interior has been immaculately maintained and thoughtfully arranged by the current owners. A part-glazed entrance door opens into a welcoming family room featuring exposed ceiling timbers, a window overlooking the courtyard, and stairs rising to the first floor. A useful understairs cloakroom is fitted with a low-level WC and wash hand basin, with potential to install a shower if desired. From here, a door leads through to a good size double bedroom, which also benefits from exposed beams and an outlook across the internal courtyard.

The kitchen/dining room is a particularly light and airy, triple-aspect space, fitted with a range of base and wall-mounted units, an inset one-and-a-half bowl stainless steel sink, two-ring hob, built-in oven, and an electric Aga, complemented by tiled splashbacks. There is an American-style fridge/freezer, dishwasher and room for a washing machine and built-in dryer, making it both practical and sociable.

On the first floor, the impressive sitting room is a standout feature, boasting a vaulted ceiling with exposed beams, attractive dark wood flooring, and exposed brickwork. A wood-burning stove set on a tiled hearth provides a cosy focal point that supplements the oil-fired central heating throughout and provides an extra level of comfort to the property on the coldest winter nights. Triple-glazed picture windows flood the room with natural light and frame delightful rural views. Double French doors open to the side, and two steps lead up to a conservatory with doors opening onto the rear garden.

From the sitting room, a spiral staircase rises to a versatile mezzanine level, ideal as a bedroom or study.

Also accessed from the main landing is the principal bedroom suite, comprising a generous bedroom and an en suite bathroom fitted with a bath, vanity wash hand basin, storage cupboards, and WC.

To the front, a gravelled parking area provides space for several vehicles, with double timber coach gates opening into an attractive private courtyard garden, laid to paving and gravel. A raised pond creates a charming focal point, making this an ideal space for outdoor entertaining. A detached studio/office offers excellent flexibility for home working, hobbies, or occasional guest accommodation.

Steps from the courtyard lead through a delightful archway to the rear garden, which has been thoughtfully landscaped to take full advantage of the surrounding countryside views, while remaining completely private. Well-stocked beds with mature shrubs and trees provide year-round colour and interest, complemented by a stunning greenhouse, fruit trees, a timber shed, and a variety of seating areas. A pedestrian gate provides convenient side access from the laneway.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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