



HOME BARN
OFFERS OVER £550,000

Exceptional 5 Bedroom Barn Conversion
LEWDOWN

MILLER TOWN & COUNTRY
exp UK



HB
Home Barn

- » CHAIN FREE
- » Exquisite 5 Bedroom Barn Conversion
- » Skillfull Craftsmanship Evident Throughout
- » Light & Bright Rooms
- » Reception Room Opens to Large Garden
- » Vaulted Ceilings with Exposed Beams
- » Underfloor Heating Throughout
- » Rural Yet Accessible Location



The Property

This CHAIN FREE 5 bedroom barn conversion has been owned since 2014 by the same owners, and it has been meticulously maintained throughout the last 10+ years.

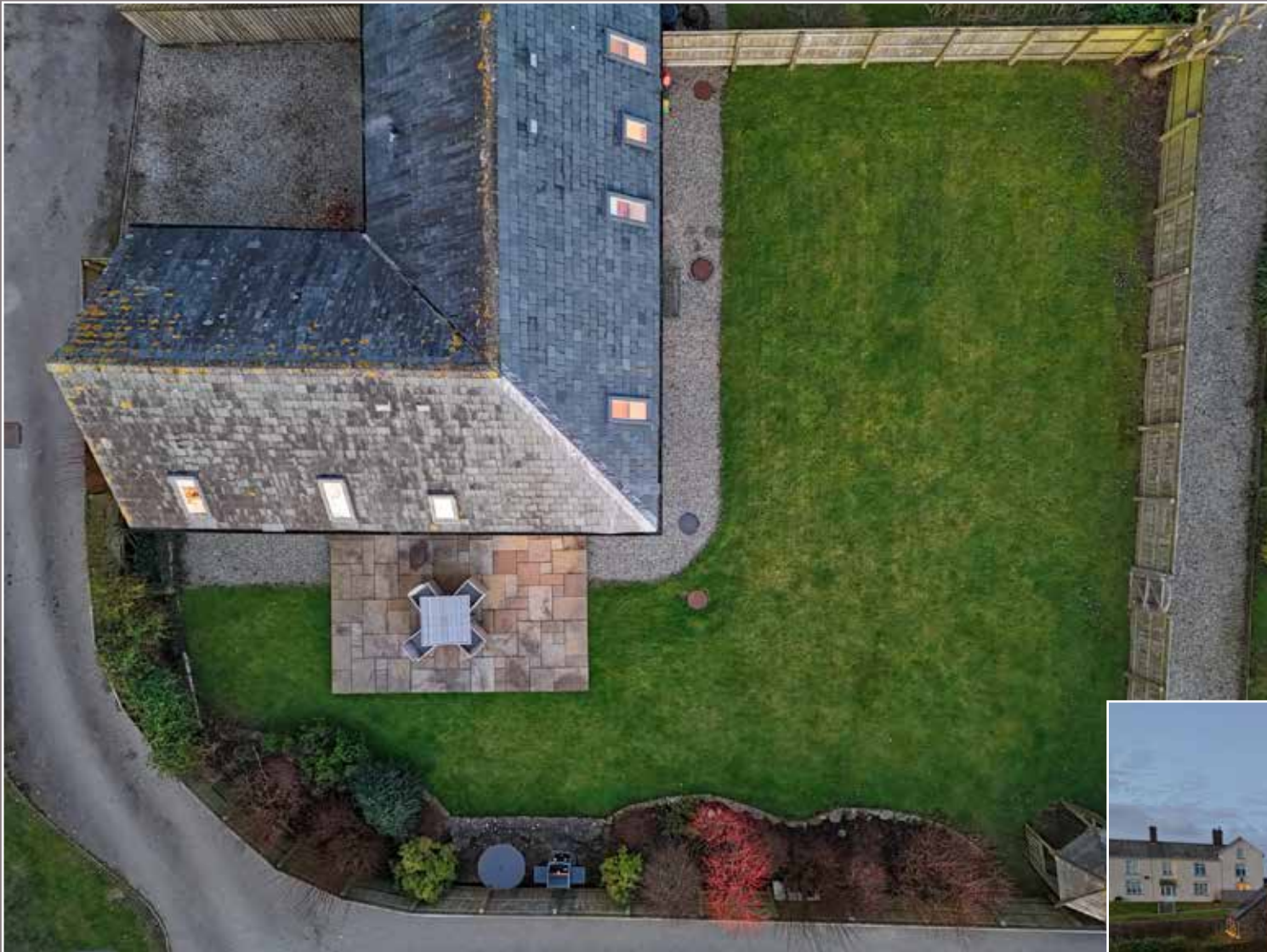
The superior craftsmanship is evident everywhere you look, including the plaster work with its soft, rounded corners, solid wood flooring, high spec kitchen and bathrooms, underfloor heating throughout and vaulted ceilings with attractive exposed beams upstairs.

Accommodation

The front door opens to an entrance hall with a downstairs bedroom and shower room on either side, which then leads into the light and bright stairway. From there one arrives at the 17'8" x 14'6" reception room that opens onto the wraparound garden on two sides, perfect for indoor / outdoor living in the warmer months. The 18'0" x 14'5" kitchen / diner includes extensive work surfaces and plenty of space for a dining table, and there is a utility cupboard to keep the essentials out of sight.

Upstairs is a galleried landing that leads to 3 additional light and bright double bedrooms, one with an en suite shower room, a single bedroom and the family bathroom. This is a truly magnificent property that seamlessly blends character and practicality, and it is equally suited to full time use by a busy family or a lock up and leave for those with itchy feet.





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Outside

The sun tracks across the enclosed south and west-facing wraparound gardens, which extend to over one tenth of an acre and feature lawns, mature shrubs and a sizable patio that provides gorgeous sunset views year round.

The garden is both easy to maintain and provides plenty of space to enjoy the outdoors, whether it be installing raised beds to grow fruit and vegetables or setting up a pitch for a game of football.

To the front of the property is driveway parking for 2 cars, and to the rear there is a single garage with power and boarded loft area providing extensive storage.

Location

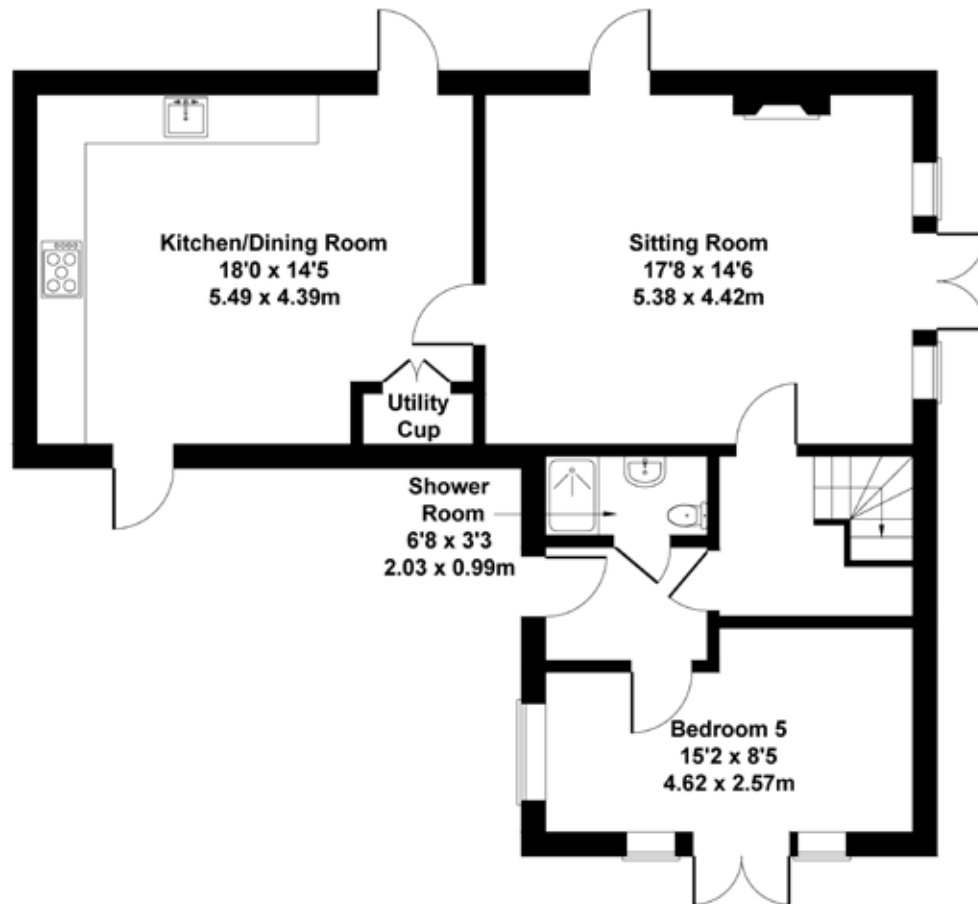
The location of this home is as impressive as the home itself, with its small friendly community, peace and quiet, gorgeous countryside views, easy access to public footpaths for a ramble and accessibility to the A30 dual carriageway. You are spoilt for choice when it comes to outdoor pursuits, with Roadford Lake less than 4 miles distant, the village of Lydford with the National Trust Lydford Gorge and access to Dartmoor only 7 miles away and the North Cornish beaches under 30 miles from the doorstep.

The small village of Lewdown is just 2 miles away, from there one can get essentials at the Village Stores and Post Office and enjoy a meal and a drink at the popular Blue Lion Inn. Launceston, the former capital of Cornwall, is only 6 miles away, where one can find a wide array of amenities, including supermarkets, independent shops, restaurants and large retail establishments. Primary schooling is available at Lewtrenchard, adjacent to Lewdown, and additional primary and secondary schooling are available in Launceston and Okehampton.

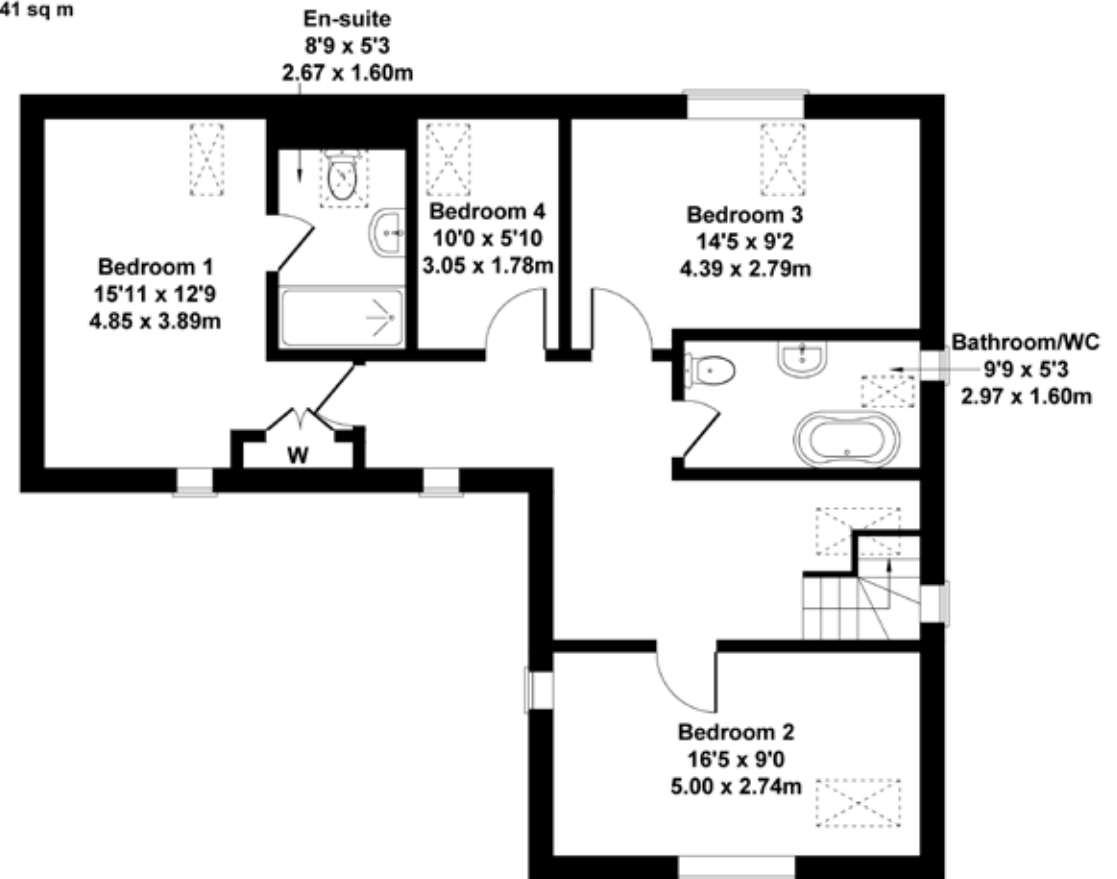


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Approximate Gross Internal Area
1528 sq ft - 141 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





Agent's Notes

A management company owned by the 8 owners of Allerford Barns is responsible for the general upkeep and maintenance of the communal areas, including paths, driveways and the sewage treatment plant. The management company charge for 2025 is £574.48.

All furnishings within the property are available by separate negotiation.

KEY INFORMATION

 5 Bedrooms	 EPC Rating: D (61)
 3 Bathrooms	 Council Tax Band: F
 1 Reception Room	 Tenure: Freehold
 Single Garage & Driveway	 Broadband: Ultrafast (FTTP)
 Not Listed	 Indoor - Limited Outdoor: Likely
 Heating: LPG Underfloor	 Lateral Living
 Utilities: Mains electricity & water. Shared private drainage (management company-maintained). Bulk LPG for barn development	
 Restrictions: No parking of caravans/motorhomes. No running of business. No toys or laundry left in communal areas.	
 Easements, Wayleaves: None known	
 Public Rights of Way: None	
 Flooding: None known	
 Notable Construction Materials: Timber-framed windows	
 Building Safety Concerns: None known	
 Mining Area: No	
 Planning Permission / Proposed Developments: None known	

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VIEWING:

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