



PICKINGTON ESTATES

**Illand, Launceston, Cornwall, PL15**

**Offers Over: £700,000**

*Freehold*



**DESCRIPTION:**

Liberty Barn presents a rare opportunity to acquire a substantial and beautifully finished 5-bedroom detached home, complete with a self-contained 1-bedroom annex generating approximately £50,000 per annum. Nestled within an acre of private grounds, this lifestyle property combines luxury living, income potential, and an idyllic Cornish location just minutes from Launceston, the gateway to both Devon and Cornwall.

The main home offers spacious, stylish interiors that blend modern comforts with charming character. From the open-plan kitchen/diner and cozy lounge to five versatile bedrooms, including a principal suite with en-suite and countryside views, Liberty Barn has been thoughtfully designed for relaxed family living and entertaining.

The self-contained annex is an impressive asset—featuring its own entrance, kitchen, living space, bedroom, and bathroom. Whether you continue to use it as a high-yielding holiday let or accommodate guests or extended family, it adds flexibility and serious financial appeal.

The property’s grounds span approximately one acre and have been carefully landscaped for both lifestyle and leisure. A hot tub, wood-fired sauna, and outdoor shower create a true spa-like retreat, while expansive lawns, mature shrubs, and patio areas provide perfect settings for al fresco dining, relaxation, and play. There is ample private parking for multiple vehicles, including space for larger vans or motorhomes.

**MAIN PROPERTY:**













LIBERTY BARN COTTAGE (ANNEX)







# DIRECTIONS:

- ❑ **Depart Plymouth:** Head north on the A386 towards Tavistock.
- ❑ **Yelverton:** Continue through Yelverton, staying on the A386.
- ❑ **Tavistock:** Pass through Tavistock, maintaining your course on the A386.
- ❑ **Launceston:** Approaching Launceston, merge onto the A30 eastbound.
- ❑ **Exit A30:** Take the exit for the B3257 towards Plusha.
- ❑ **Congdon's Shop:** Follow the B3257 through Congdon's Shop.
- ❑ **Newtown Road:** Turn right onto Newtown Road.
- ❑ **Illand:** Continue on Newtown Road until you reach Illand.
- ❑ **Liberty Barn:** Look for Liberty Barn on this road.





OUTDOOR SPACE:



HOT TUB & SAUNA:







20.98  
PILKINGTON ESTATE

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