



Barton House





# Barton House

Canworthy Water, Launceston, PL15 8UA

North Cornish Coast 6.9 miles - Launceston 10.6 miles - Bude 11.8 miles

A detached character house set in over 6 acres with an extensive range of outbuildings

- Farmhouse Kitchen/Breakfast Room
- 3 Reception Rooms
- 5 Bedrooms (Master En Suite)
- Conservatory
- Range of Outbuildings
- Static Caravan
- 6.28 Acres In All
- Additional Land by Separate Negotiation
- Council Tax Band: D
- Freehold

Guide Price £695,000

## SITUATION

The property lies in the rural village of Canworthy Water, approximately 10 miles from the former market town of Launceston. Launceston offers; a 24-hour supermarket, Marks & Spencer Food Hall, fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. From Launceston, there is access to the A30 trunk road, which links the cathedral cities of Truro and Exeter and at Exeter there is access to the M5 motorway network, main line railway station serving London Paddington and an international airport. The coastal resort of Bude is some 11 miles to the north with extensive sandy beaches and cliff walks.

## DESCRIPTION

A period farmhouse that offers extensive accommodation throughout and successfully combines character and charm of the period. The property benefits from a range of outbuildings, generous parking and approximately 6.28 acres, with further acreage available by separate negotiation.





## ACCOMMODATION

The accommodation comprises; a large entrance conservatory, dining room, sitting room and large farmhouse style kitchen/breakfast room with flagstone slate floors and fitted base and eye level units. There is a rear lobby with a shower room off and access to a small study. Upstairs there are five bedrooms (master bedroom with en suite) and a family bathroom.

## OUTSIDE

Accessed from a country road via a tarmac driveway. A range of outbuildings providing useful outside storage and lead onto the main workshop/multi-purpose outbuilding of steel framed construction with a concrete floor, roller shutter entry door, rear opening double doors with a side service door, power and light connected. There are Solar panels mounted on the roof and an adjoining garden room and greenhouse/potting shed. The gardens are level, laid mainly to lawn with a patio terrace and well defined hedge and fence boundaries. There is additional double gated road access and within the garden there is a static caravan.

The land is located to the north of the garden with access which leads into a single level paddock, which in turn leads onto two additional pasture paddocks.

In all the property extends to 6.28 acres with additional land available.

## ADDITIONAL LAND

Please note that there is an additional 7.47 acres of land available by separate negotiation, for further information, please speak to Stags Launceston office.

## SERVICES

Mains electricity and water, private drainage via a septic tank. Oil fired central heating and wood burning stove. Solar panels. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data unavailable (Ofcom). Please note the agents have not inspected or tested these services.

## VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

## DIRECTIONS

From Launceston head towards Bude, going up St Stephens Hill. Opposite St Stephens Church, turn left signposted to Egloskerry. Continue through Egloskerry, the small hamlet of Splatt and on to Canworthy Water. In Canworthy Water turn right at the T-junction, cross over the bridge and take the first left hand turn signposted Wainhouse Corner. After approximately 200 yards, Barton House will be found on the right-hand side.

What3words.com: [///portfolio.anchovies.tennis](https://www.what3words.com/#!/portfolio/anchovies.tennis)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		47
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 2156 sq ft / 200.3 sq m  
Outbuilding(s) = 3107 sq ft / 288.6 sq m  
Total = 5263 sq ft / 488.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1227883