



**The Old Barn, Crossgate, St Giles On The Heath,  
Launceston, Cornwall, PL15 9SX**

Guide Price £545,000 Freehold







## An imposing detached barn conversion in a highly regarded rural hamlet on the Devon/Cornwall border

- Stunning Lounge with Vaulted Ceiling
- Kitchen/Breakfast Room with Aga
- Dining Room & Conservatory
  - 3 Bedrooms (1 En Suite)
- Walled Courtyard & Plantsman's Garden
  - Detached Office/Studio
  - Off Road Parking
  - EPC D & Council Tax E

**SITUATION** Located in the picturesque hamlet of Crossgate, less than 3 miles from Launceston which has a range of amenities including supermarkets, doctors, dentists and veterinary surgeries together with educational facilities to A-level, a leisure centre and an 18-hole golf course.

The A30 is less than 4 miles from the property and links the cathedral cities of Truro and Exeter. Okehampton is 20 miles distant and has a railway station linking to the mainline railway station (via Paddington) at Exeter which also has an international airport. Dartmoor National Park is 12 miles away with stunning scenery and leisure activities.

The coastal resort of Bude is some 18 miles to the north with extensive sandy beaches and cliff land walks.

**DESCRIPTION** A most appealing detached barn conversion with many character features and historic links to the former canal.



The accommodation is presented in excellent decorative order and illustrated on the floorplan and comprises part glazed door into the Dining room with exposed ceiling beams, window overlooking the courtyard, stairs to first floor and door to under stairs cloakroom with low flush WC & sink (there is the opportunity for the installation of a shower). From the dining room there is a door to bedroom 2 with exposed ceiling beams and window.

The kitchen/breakfast room is triple aspect with a range of base and wall mounted units with inset 1½ bowl stainless steel sink, inset 2 ring hob, built in oven and electric Aga with tiled splashbacks. American style fridge/freezer and space for washing machine.

To the first floor there is an impressive lounge with a vaulted ceiling, exposed beams, attractive pitch pine floors, exposed brick walls and a wood burning stove set on tiled hearth. Large triple-glazed picture windows provide ample of natural light and attractive





rural outlooks and double-opening French windows give access to the side. Two steps up and double doors lead into a conservatory with doors opening onto the rear garden. From the lounge a spiral staircase leads to the mezzanine bedroom/study. From the top of the main staircase there is a door into a master bedroom suite comprising an en suite bathroom with bath, vanity wash hand basin, storage cupboards and low flush WC.

**OUTSIDE** To the front of the property is a gravelled parking area for several vehicles and double timber coach gates open into a most attractive, paved and gravelled courtyard garden with a raised pond providing a delightful entertaining space. The detached studio/office provides an opportunity for home working, hobbies or occasional overflow accommodation.

From the courtyard there are steps leading through a charming archway to the rear garden, which is skilfully terraced to allow views over the countryside. There are impressive garden beds containing mature shrubs and trees providing colour and interest throughout the year, together with fruit trees, a timber shed and several seating areas to enjoy the rural outlooks. A pedestrian gate gives access to the side.

**SERVICES** Mains electricity and mains water (via private supply). Private drainage (septic tank). Oil fired central heating (external boiler). Double and triple glazed windows. Electric vehicle charging point. Council tax band E. Full EPC available on request. Broadband: Vendors currently using Starlink but have also used 4G routers. Mobile phone coverage: visit Ofcom website. Please note the Agents have not tested or inspected these services.

**VIEWINGS** Strictly by appointment with the Vendor's appointed agents, David J Robinson Estate Agents and Auctioneers.

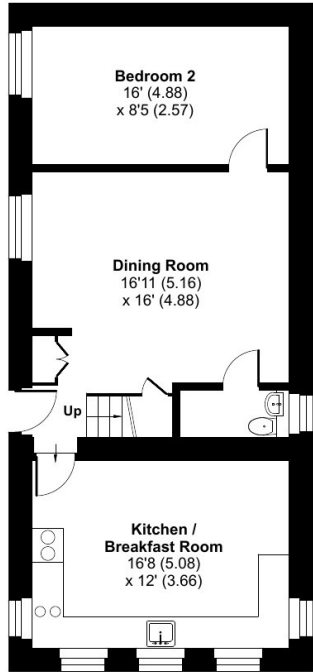
**DIRECTIONS** From Launceston head north along the A388 road towards Holsworthy, passing Homeleigh Garden Centre on the right-hand side. After 0.5 of mile turn left signposted Werrington and Bridgetown, follow this picturesque country road for approximately 1 mile and on entering the hamlet of Crossgate, the property will found as the first house on the left hand side.

Sat Nav: PL15 9SX

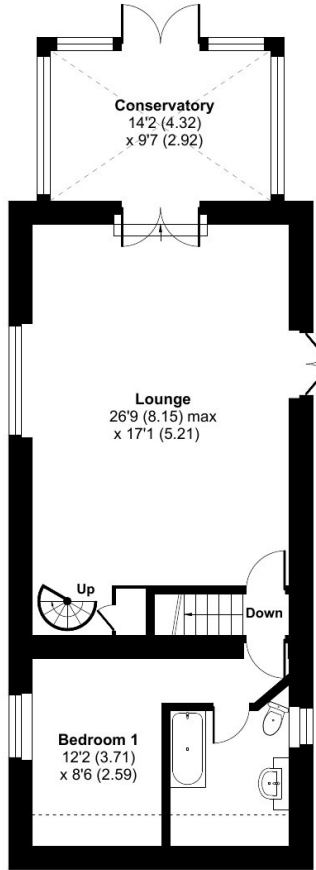
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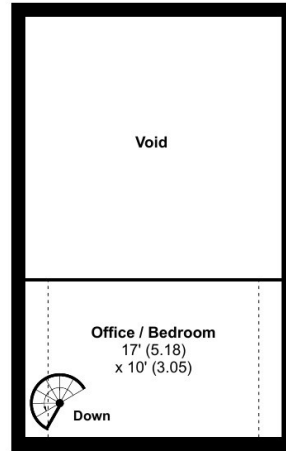
Approximate Area = 1574 sq ft / 146.2 sq m (excludes void)  
 Limited Use Area(s) = 63 sq ft / 5.8 sq m  
 Studio / Office = 180 sq ft / 16.7 sq m  
 Total = 1817 sq ft / 168.7 sq m  
 For identification only - Not to scale



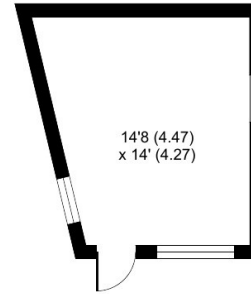
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



STUDIO / OFFICE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1181925

For more information or to arrange a viewing, please contact us:

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