



Shippon Barn



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North Hill, Launceston, PL15 7NS

Launceston (A30) 8.1 miles South Cornish Coast 15.8 miles -
Plymouth 22.6 miles

A significantly improved and well presented barn conversion with typical period features in a semi-rural hamlet

- Semi-Rural Location
- Typical Period Features
- Lawned Gardens
- Open Plan Kitchen/Diner
- Tenure: Freehold
- Beautifully Presented
- 3 Double Bedrooms
- Off Road Parking 2-3
- Semi-Detached Barn Conversion
- Council Tax Band: D

Guide Price £450,000

SITUATION

The property is nestled within the historic and rural Hamlet of Botternell on the eastern foothills of Bodmin Moor and lies almost equidistance from Liskeard and Launceston. Both towns offer an excellent and diverse range of shopping, educational and leisure facilities. The A30 at Launceston connects the Cathedral cities of Truro and Exeter, whilst the mainline railway station at Liskeard provides access to Plymouth and London.

DESCRIPTION

A traditional yet sympathetically converted single storey barn conversion, understood to have originally formed part of the former Duchy of Cornwall Botterell Farmstead and subsequently converted to residential use around the turn of the Century. The property adjoins another converted barn and sits alongside a handful of sympathetically converted properties with well-proportioned and thoughtfully arranged accommodation, showcasing character features with modern day conveniences. In particular, the property has been improved both decoratively and practically, with the installation of a new oil-fired Aga, a newly fitted kitchen, replacement flooring and redecoration throughout. Period features remain a particular highlight, including exposed A-frame timbers, sections of exposed granite walling and attractive original niche windows. A freestanding multi-fuel stove and oil-fired central heating further enhance the overall comfort of the home.



ACCOMMODATION

A welcoming entrance hall with terracotta tiled flooring has an airing cupboard with shelving and separate door to the rear garden. The kitchen/dining room is of a generous size, enjoying a vaulted ceiling and providing ample space for a dining table, making it well suited for both everyday living and entertaining. This room has been notably enhanced by the recently installed kitchen, polished work surfaces, new flooring and an oil fired Aga. There is an integrated electric oven with gas hob and built in dishwasher. To the rear of the kitchen is a separate utility room with ample space and plumbing for white goods, along with a separate cloakroom. The sitting room boasts a vaulted ceiling with further exposed timbers, a multifuel stove and doors to the rear garden.

A naturally well-lit hallway leads to three double bedrooms, one currently used as a generous office/study. There is a family bathroom with contemporary suite and large walk in shower, whilst the principal bedroom showcases a stylish en-suite shower room.

OUTSIDE

The property is approached by and enjoys gardens to three sides, predominantly laid to lawn and bordered by mature planting. To the front is a south-facing paved terrace, providing an ideal space for outdoor seating and dining. Beyond this is private parking for 2-3 vehicles, with potential for further parking, the erection of an outbuilding or the construction of a garage, subject to the necessary planning consents. There is a useful garden storage shed at the rear with the oil tanks and bordered by mature hedging.

SERVICES

Mains electricity. Private water supplied via a spring and shared by 8 properties. Private drainage (non shared septic tank). Oil fired central heating via boiler. Oil fired Aga. Multifuel burning stove. Bottled gas hob. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Launceston head south on the B3254 passing through the village of South Petherwin. At the crossroads at Congdons Shop, continue straight over, passing through the hamlets of Berrio Bridge and Middlewood. Proceed out of Middlewood for ½ a mile where the entrance to Botternell Farm and the Barns will be on the left hand side a short distance after the signpost towards Bathpool. Keep to the left hand side of the driveway and follow the track into the hamlet of barns where the property will be located.

what3words.com: ///deduct.alongside.coupler



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Kensey House, 18 Western Road, Launceston, PL15 7AS

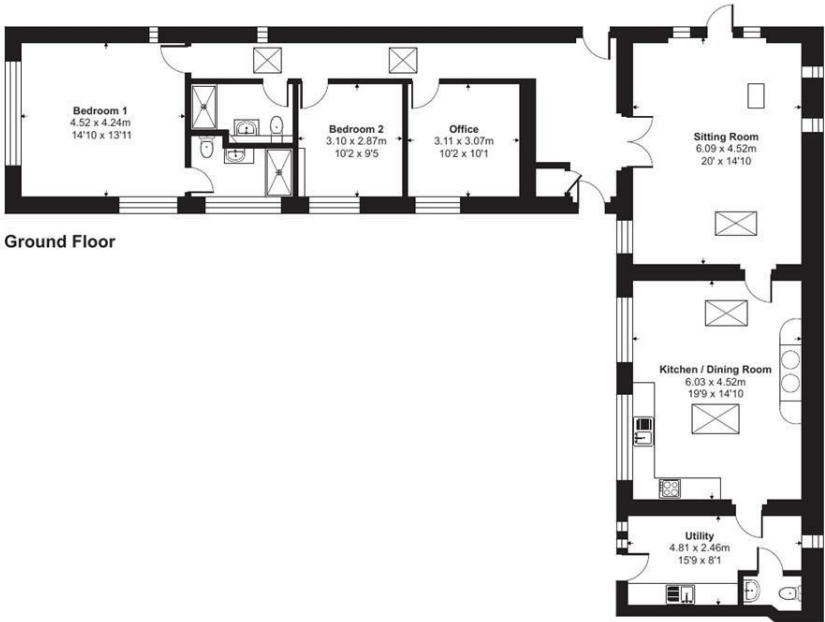
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Approximate Area = 1550 sq ft / 143.9 sq m

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 2026. Produced for Stags. REF: 1447310



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