



Lanherne Cottage, Penpont, St. Mawgan, Newquay, Cornwall, TR8 4ET

A BREATHTAKING DETACHED COTTAGE IN THE HEART OF PICTURESQUE ST MAWGAN. MORE THAN JUST A HOME, THIS EXCEPTIONAL LIFESTYLE PROPERTY OFFERS UP TO FIVE BEDROOMS, INCLUDING TWO ANNEXES, A STUNNING DETACHED BARN, AND BEAUTIFULLY MATURE GARDENS – NO ONGOING CHAIN.

Offers in Excess of £650,000
Freehold

our ref: CNN10724

KEY FEATURES



5

- STUNNING PERIOD COTTAGE WITH CHARM AND CHARACTER



4

- UP TO FIVE BEDROOMS, INCLUDING TWO ANNEXES
- SPACIOUS 20FT KITCHEN/DINER WITH WORKING AGA
- LARGE 20FT LIVING ROOM WITH LOG BURNER



3

- DETACHED 25FT STONE-BUILT BARN WITH POTENTIAL
- LUSH MATURE GARDENS WITH MULTIPLE SEATING AREAS
- SWEEPING DRIVEWAY WITH AMPLE PARKING SPACE
- PRIVATE GATE ACCESS TO THE VILLAGE GREEN
- PERFECT FOR HOLIDAY LETS OR MULTI-GENERATIONAL LIVING
- PICTURESQUE LOCATION NEAR COAST AND AMENITIES

Energy rating (EPC) **G**

Council tax band: **F**

SUMMARY

Nestled in the heart of St Mawgan, one of Cornwall's most picturesque villages, Lanherne Cottage is a truly exceptional home offering charm, space, and flexibility. St Mawgan epitomises English country village life, with its scenic village green, meandering stream, traditional pub, highly regarded primary school, village stores, post office, and stunning church. Set just a mile inland from the rugged North Cornish coast, near Mawgan Porth and Newquay, it's a fabulous place to call home.

Lanherne Cottage is far more than first impressions suggest- a beautifully extended period property with up to five bedrooms, two self-contained annexes, and a stunning 25ft detached barn, all set within lush mature gardens with ample parking.

The main house is a spacious and characterful three-bedroom cottage. At its heart is a 20ft kitchen/diner with a working Aga, complemented by a generous 20ft living room with a cosy log



burner, a sunroom, and a stylish first-floor shower suite. Throughout the home, traditional features such as exposed beams and slate flagstone floors blend seamlessly with modern comforts, including central heating and a charming log burner.

The two attached annexes- The Smithy and The Mouse House- are both self-contained, ideal for dependent relatives or as income-generating holiday lets. The larger annex benefits from internal access to the main house, offering further flexibility.

A sweeping gravel driveway leads to the rear, where an exceptional modern stone-built barn awaits. Perfect as a garage/workshop or with exciting conversion potential, this is one of the finest outbuildings of its type we have ever seen.

The gardens are a true delight- large, level, and enclosed, with shaped lawns, mature planting, and multiple seating areas designed for relaxation. A private gate at

the foot of the garden provides direct access onto the village green, making it an unrivalled setting for families.

With so many outstanding features, this is a property that must be seen to be fully appreciated. An early viewing is highly recommended to avoid disappointment.

Agents Note: Planning Permission has recently been granted for a rear two storey extension which will greatly improve the overall layout & footprint. Full plans and details can be found on Cornwall Councils online planning portal, search using Application number PA24/07465.

FIND ME USING WHAT3WORDS: reshape.print.compacts

ADDITIONAL INFO

Tenure: Freehold

Utilities: Mains Electric, Water & Drainage. No Gas.

Broadband: Yes. For Type and Speed please refer to Openreach website

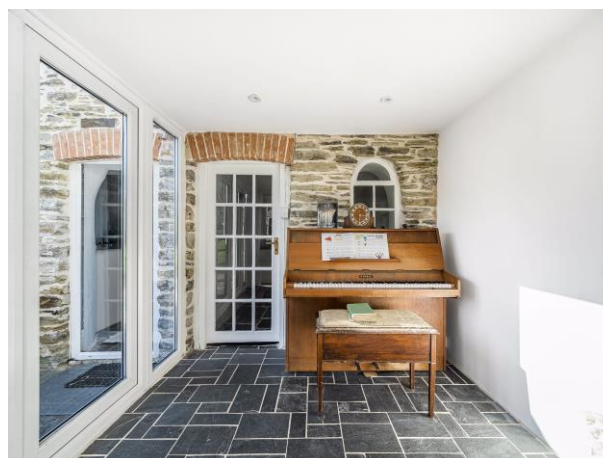
Mobile phone: Good on O2. For best network coverage please refer to Ofcom checker

Parking: Large Driveway & 25ft Garage

Heating and hot water: Electric Central Heating & Electric Hot Water

Accessibility: Level access

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Lanherne Cottage

Entrance Hallway

Kitchen/Diner

20' 2" x 17' 9" (6.14m x 5.41m) max

Living Room

20' 2" x 14' 0" (6.14m x 4.26m) max

Sun Room

9' 10" x 8' 2" (2.99m x 2.49m)

First Floor

Bedroom

21' 1" x 13' 4" (6.42m x 4.06m) max

Bedroom

14' 4" x 11' 3" (4.37m x 3.43m) max

Bedroom Providing Access to: Loft Room

10' 10" x 8' 3" (3.30m x 2.51m)

Shower Room

Outside Utility

9' 5" x 6' 4" (2.87m x 1.93m) max

The Smithy- Studio Annex

The Mouse House- 1 Bedroom Annex

Detached

Barn/Garage/Workshop

25' 3" x 17' 3" (7.69m x 5.25m)

Lanherne Cottage, Penpont, St. Mawgan, Newquay, TR8

Approximate Area = 1867 sq ft / 173.4 sq m

Limited Use Area(s) = 86 sq ft / 7.9 sq m

Outbuildings = 484 sq ft / 44.9 sq m

Total = 2437 sq ft / 226.2 sq m

For identification only - Not to scale



LIKE TO KNOW MORE?

01637 875 161

info@newquaypropertycentre.co.uk

newquaypropertycentre.co.uk



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for iMove Newquay Ltd. REF: 1242016

Consumer Protection from Unfair Trading Regulations 2008: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

Referrals: We recommend conveyancing services, financial services, and survey companies to sellers and buyers. Sellers and buyers are free to make their own choices of who they use, and do not have to accept any recommendation we make. If a recommendation is accepted, we will receive a referral fee ranging from £80- £200 (financial services) £150 plus VAT- £210 plus VAT (conveyancing) and £100 including VAT (surveys).