



LANG TOWN  
& COUNTRY

The Old Mill, Polbathic, Torpoint, Cornwall, PL11 3HA



## Offers Over £850,000



Nestled in the heart of the charming village of Polbathic, The Old Mill is a truly exceptional property that offers a rare blend of space, flexibility, and stunning natural beauty. With multiple living areas, a self-contained annexe, and an inviting Airbnb suite, this home is as versatile as it is picturesque — all set against the backdrop of uninterrupted, panoramic views down the river.

As you step inside the main house, you're greeted by a welcoming hallway leading to a spacious lounge, perfect for cozy evenings or entertaining friends. The adjacent dining room provides an ideal space for hosting, while the well-appointed kitchen offers further enviable views. But the real showstopper is the sunroom/conservatory — a tranquil haven bathed in natural light, perfect for soaking in the sun and enjoying unparalleled river views. The ground floor continues to impress with practical features like a generous utility room, a large garage, and a workshop — perfect for storage, hobbies, or even creating a home studio.

The upper level of the main house features five additional bedrooms, making it perfect for larger families or those who frequently host visitors. A well-equipped family bathroom and ample storage add to the home's practicality, while each bedroom offers its own unique charm and plenty of natural light.

Connected to the main home, the annexe is a fully independent living space designed with comfort and privacy in mind. It includes a spacious lounge/diner, a fully equipped kitchen, and two well-sized bedrooms, making it ideal for extended family or long-term guests. A dedicated study provides a quiet space to work or read, and the modern bathroom completes this thoughtful layout.

Perfect for those looking to generate additional income, the Airbnb suite offers everything guests need for a relaxing stay. With its own lounge, dining area, kitchen, and two inviting bedrooms, this private space is an attractive option for holidaymakers wanting a peaceful riverside escape.

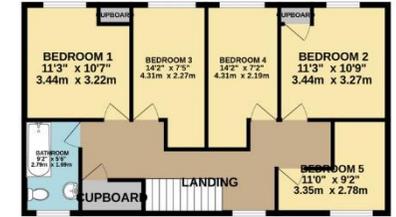
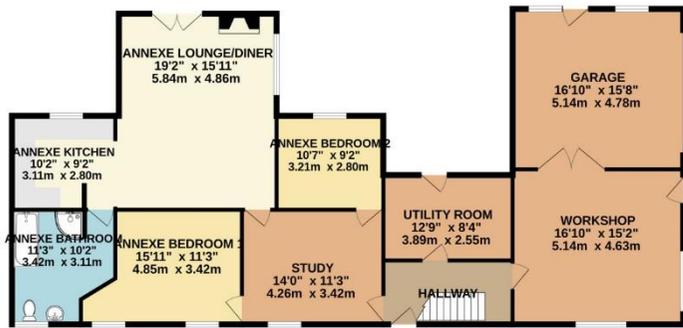
Surrounded by serene countryside, The Old Mill also offers charming outdoor spaces, perfect for relaxing, entertaining, or simply soaking up the peaceful atmosphere. Whether you dream of al fresco dining, a flourishing garden, or a tranquil retreat from the hustle and bustle, this property provides the perfect setting. To further induce a prospective buyer, the home also boasts a private quay, and slipway, perfect for those who want to navigate the River Tiddy and the larger River Lynher. To the side of the property, there is also parking for up to eight vehicles, in an enclosed, gated driveway.

With its stunning character, flexible layout, and incredible potential, The Old Mill is a rare find. Whether you're seeking a spacious family home, a business opportunity, or a mix of both, this exceptional property is ready to offer its next owners a truly special lifestyle in the heart of Cornwall.



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752 200909).





TOTAL FLOOR AREA : 3952 sq.ft. (367.2 sq.m.) approx.

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