

LOWER BARN
ST EWE

JONATHAN

CUNLIFFE

Lower Barn, Bosue, St.Ewe, St Austell PL26 6ET

A unique and very special collection of stone barns near the Lost Gardens of Heligan. Four bedrooms with adjoining 1-2 bedroom annexe and two fabulously stylish letting units. Mediterranean-style walled gardens with meadow and range of further outbuildings.

- Four bedrooms (three en suites) • Large sitting-dining room
- Luxurious family bathroom • Adjoining 'Hay Loft' with two en suite bedrooms
- Pair of beautiful one bedroom holiday-letting units • Detached summer house
- Gorgeous part-walled gardens and meadow with small orchard
- Range of further outbuildings • 2530 sqft and 2149 sqft • 1.62 acres









Lying near the end of a farm track in a shallow wooded valley, with just a few other properties and a vineyard, not far from the Lost Gardens of Heligan, Lower Barn really is a feast for the eyes.

Over some 30 years, the current owners have created a truly unique collection of exquisite buildings, with their own four bedroom home complimented by the additional guest and entertaining spaces in the colourful mediterranean-style gardens and grounds. As well as establishing a beautiful country home for their family, they have also unsurprisingly generated a healthy income from B&B, holiday-letting and also as an intimate wedding venue in recent years.

A little over a mile away, the world famous Lost Gardens of Heligan, once part of the Tremayne Estate, offer 200 acres of exquisite gardens and grounds to explore and there is also an on-site bakery as well as the renowned Lobbs farm shop. The nearest village is St. Ewe while Tregony, as the 'gateway to the Roseland Peninsula', has a secondary school, pub, two churches and a community centre.

A coastline rich in heritage offering some magnificent beaches including Pentewan just three and a half miles away provides ample opportunities for exploration and discovery, with the John Nash designed Caerhays Castle, beach and extensive gardens five miles to the south of the property. The popular and idyllic Portholland beach is located a mile to the west of Caerhays.



The main home has been created from a split-level stone barn, providing four bedrooms and four bath/shower rooms and a large sitting-dining room and separate kitchen in the centre of the property. Adjoining this is the two-storey Hay Loft which is currently laid out with two double bedrooms - both with en suite 'wet' shower rooms. We feel this could work well as a self-contained annexe if desired, or alternatively could perhaps be utilised to make the main home larger if desired.

SERVICES

Mains water and electricity. Private drainage. Gas-fired central heating in main house and Hay Loft. Separate gas-fired boiler for radiator central heating in Nook & Cranny. Independent pressurized hot water supply for Nook & Cranny. LPG gas for range cooker in main house and fire in detached office/studio. Electrically-heated hot tubs.



Across the gardens, and finished with wonderful style and attention to detail, the 'Nook' and 'Cranny' are two adjoining holiday-letting cottages, each approached through its own private walled courtyard complete with hot tub. Inside, both offer a double bedroom, luxury bath/shower room and kitchen-living area. The Nook also has its own sauna in the courtyard, while The Cranny has a woodburner in the sitting area. Close to the Nook & Cranny is a split-level entertainment area with inside/outside bar areas, woodburner and games/sitting room.

DISTANCES (All distances approximate)

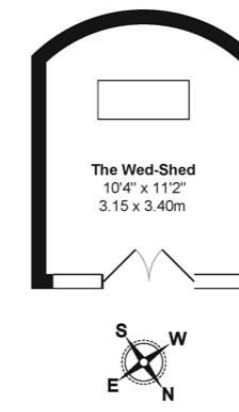
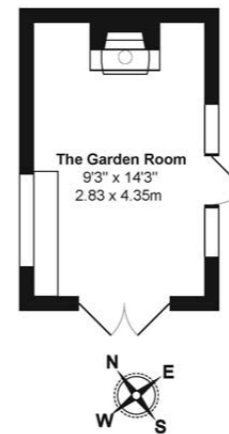
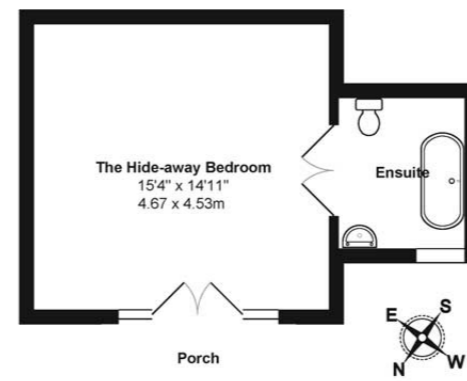
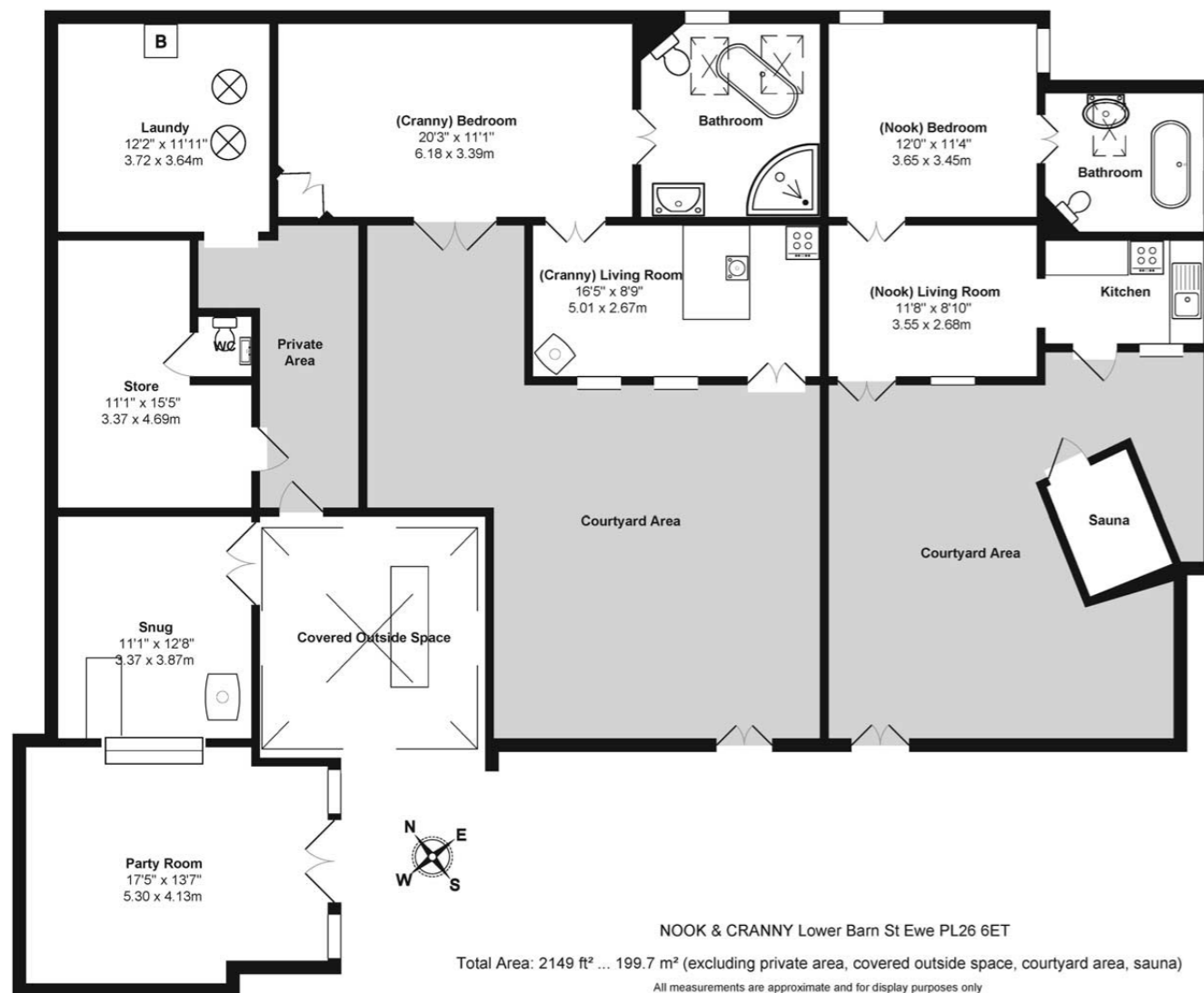
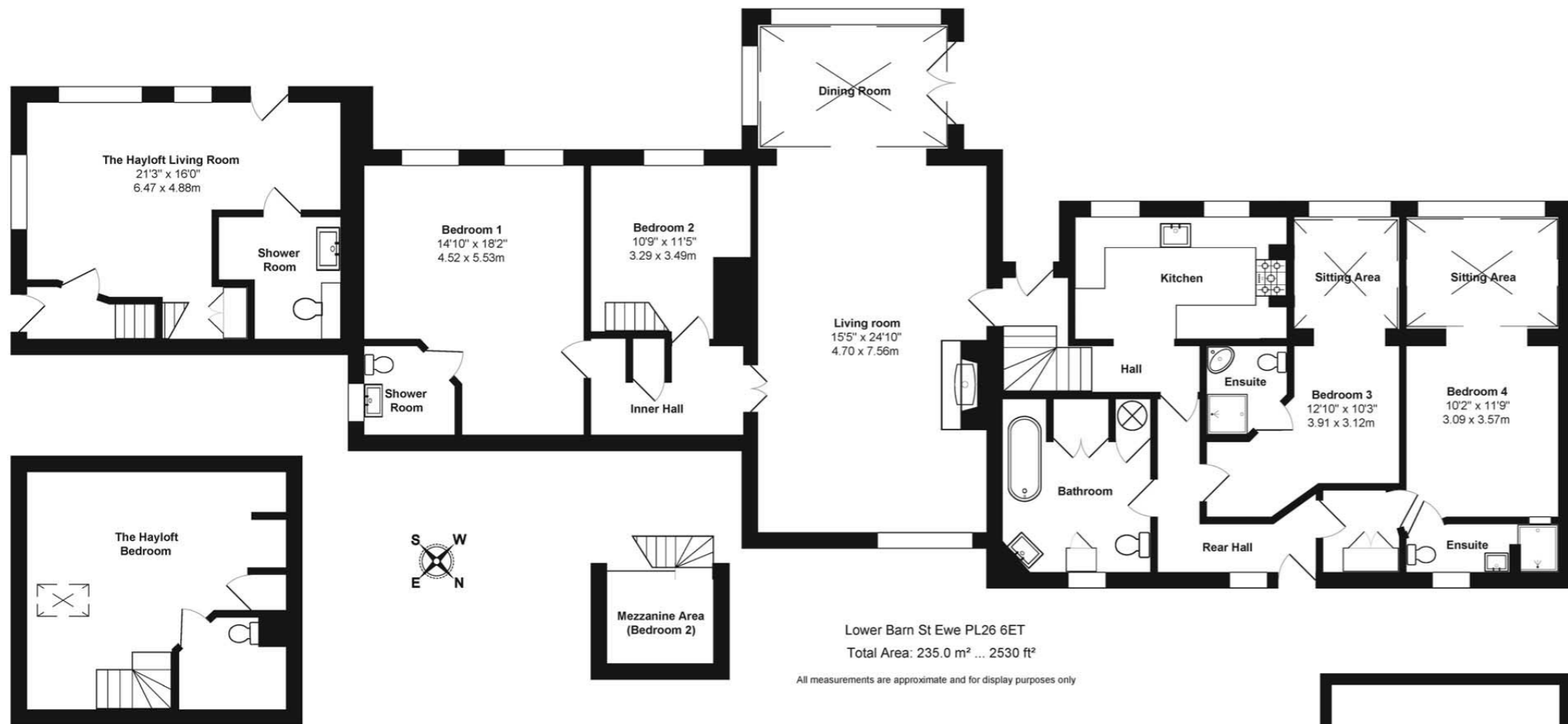
St Austell 5 miles (mainline station for London/Penzance), Truro 12 miles, Cornwall Airport 19 miles.



At the bottom of the garden is a wonderful timber-built 'Hideaway' with covered porch, spacious double bedroom and en suite bathroom. In the far corner of the meadow and the other side of a small orchard and raised beds there is a large detached timber summer house, with a useful range of outbuildings separating the living areas from the meadow, including plant room, workshop, stores, laundry and log store. The gardens are also a colourful treat with various terraces, decks and lawned areas sub-divided by trees, shrubs, flowerbeds and walling.

WHAT3WORDS LOCATION

///elaborate.reception.youthful



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	54 E	
21-38	F		
1-20	G		

EPC - LOWER BARN

Score	Energy rating	Current	Potential
92+	A		64 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC - NOOK

Score	Energy rating	Current	Potential
92+	A		68 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

EPC - CRANNY

ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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