

HILLHAY FARM  
FOWEY

**JONATHAN**  

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**CUNLIFFE**



*Hillhay Farm, Penventinue Lane, Fowey PL23 1JT*

A charming Grade II listed house and adjoining cottage nestled in an idyllic valley setting on the edge of Fowey, with extensive private gardens and a unique range of outbuildings.

- 3 bedroom period house • Adjoining 2 bedroom cottage
- Set in just under 2 acres of mature gardens/grounds
  - Private rural setting on outskirts of Fowey
- Short walk to the river, Bodinnick Ferry and Fowey's amenities
- Delightful outbuildings including a Linhay, cabin and shepherd's hut
- Grade II Listed, full of original panelling and features • 4134 sqft







## SETTING THE SCENE

Protected by a narrow harbour entrance between two castles, Fowey on the south coast of Cornwall remains largely as it has been for years, with narrow streets winding through the town near the water's edge. The Royal Fowey Yacht Club and Fowey Gallants Sailing Club largely bookend the town with plenty of interesting shops, galleries, deli-cafes and restaurants in between.

Steeped in maritime history and a haven for the keen sailor today, the harbour is full of deep water moorings and the estuary provides access to St Austell Bay and the rest of the spectacular south Cornish coastline, including the Fal Estuary and Helford River further west. Much of the wooded banks opposite Fowey are in the ownership of the National Trust, and the exceptional coastal footpath known as The Hall Walk runs between Polruan and Bodinnick. The popular novelist Daphne du Maurier came to Fowey in her early twenties and lived for a time at Readymoney Cove.

Despite this idyllic waterside setting, Hillhay is only 5 miles from the main London-Penzance main railway line, with an overnight 'sleeper' service from either Par or Lostwithiel.

## HISTORY

Originally part of the Treffry Estate, which still owns much of the surrounding land, the house dates back to the 17th century and was formally built as a series of cottages for workers at the neighbouring farm. Within the grounds there is a Linhay and remains of other outbuildings that would have been previously utilised by the farm.

## THE TOUR

Tucked away in a quiet valley just on the outskirts of Fowey, but still just a short stroll from the river, the slipway at Caffa Mill and all of Fowey's shops and restaurants lies this enchanting Grade II-Listed 17th century house. A wonderful example of Cornish Farmhouse vernacular architecture, the house is accessed via a sweeping driveway and unveils itself between ancient trees and beautifully planted walled gardens.

Originally a series of cottages for workers at the neighbouring farm, the house has since been sensitively converted into a principal three-bedroom cottage, with an adjoining two-bedroom cottage at the Western End. Each with its own entrance, parking and pockets of outside areas for entertaining, it offers wonderfully flexible accommodation, but could easily be converted into one main residence. The interiors are full of charm, using an atmospheric colour scheme to complement

the abundance of original features and wooden panelling, while creating a home that is warm and unexpected.

## THE GREAT OUTDOORS

Draped in wisteria, the house is surrounded by extensive verdant gardens to the front and rear. The approach to the house is via a private drive that winds through sprawling lawns towards a large area of private parking. Beyond this, there's a gate that leads through to a characterful walled garden full of history and hidden surprises.

A truly magical and private setting made up of courtyards, walled gardens, areas of meadow and even a small orchard. There is also a series of beautiful outbuildings, including a large Linhay - a wonderful, light filled space that lends itself to a number of uses - a workshop, a charming log cabin and a bespoke shepherd's hut. At the edge of the grounds, there is a pedestrian bridge that leads towards Fowey - with all the town's wonderful independent shops and restaurants being just a short walk away.

## SERVICES

Mains water, electricity, drainage and oil-fired central heating.

## DISTANCES (All distances approximate)

Bodinnick Ferry 0.5 miles, Fowey Harbour 0.7 miles, Fowey Gallants Sailing Club 0.7 miles, Royal Fowey Yacht Club 0.9 miles, Readymoney Cove 1.4 miles, Par Station (main line) 4.2 miles, Truro: 22 miles, Newquay Airport 21 miles

## WHAT3WORDS LOCATION

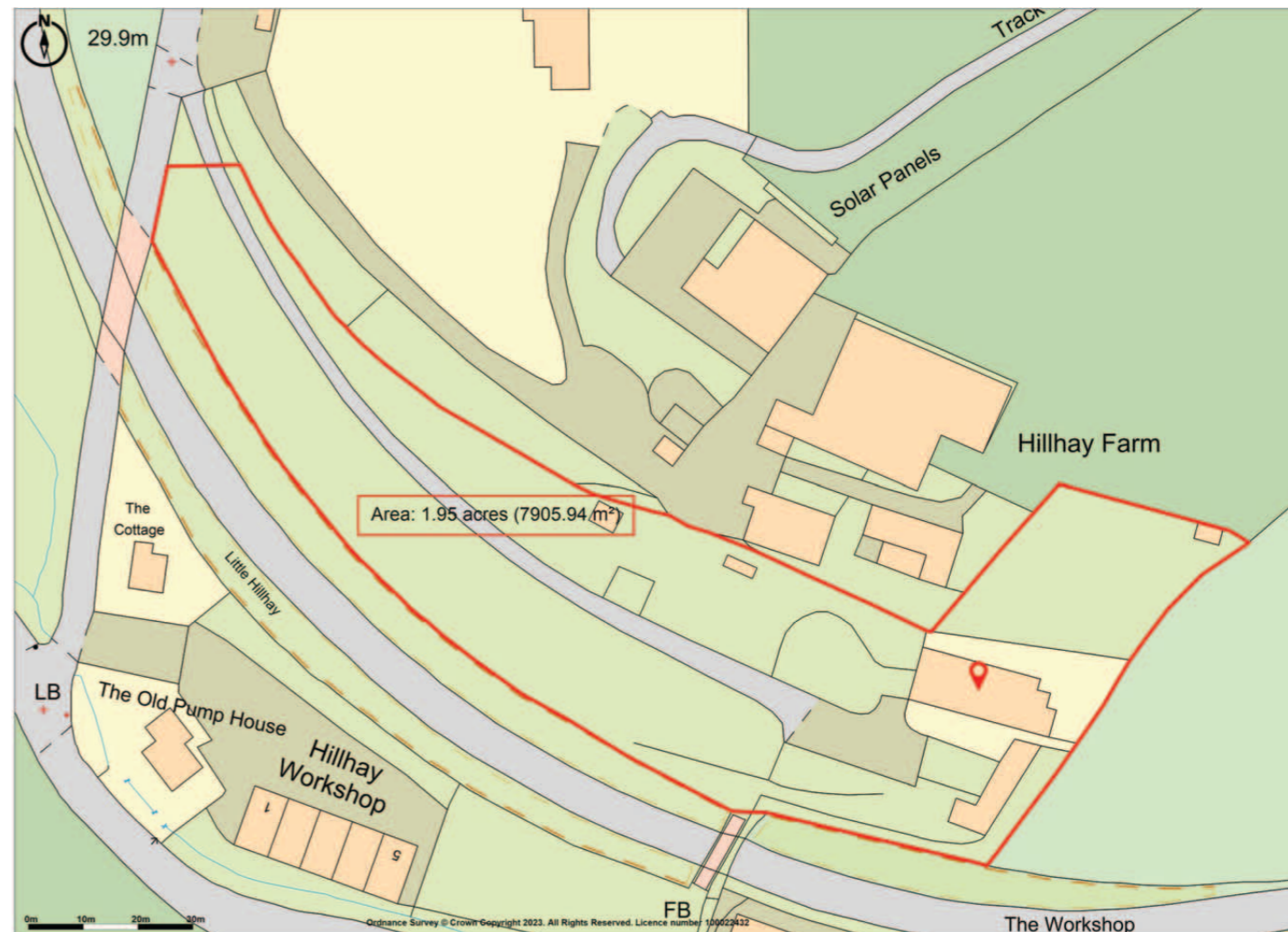
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## COUNCIL TAX BAND

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## DIRECTIONS

Follow the sign posts for the Bodinnick car ferry from the roundabout near the petrol station at the very top of Fowey. Approximately 0.6 miles along the B3269 there is a left hand turn to Penventin Lane, take this and just beyond the bridge there is a sharp right hand turn that marks the start of Hillhay Farm driveway.



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**PROOF OF FUNDING**

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