

LUNEY BARTON HOUSE
ST EWE, SOUTH CORNWALL

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CUNLIFFE



Luney Barton House, Lower Sticker, St Austell PL26 7JH

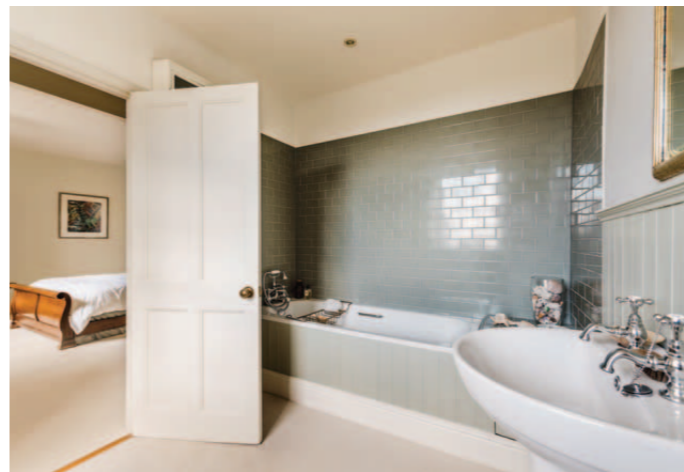
An elegant detached barton farmhouse in a small rural hamlet within easy reach of Truro, St.Austell and the south Cornish coast, set in about 12 acres of gardens and pasture with a useful range of outbuildings.

- 5 bedrooms (1 en suite) • 3 bath/shower rooms
- 2 reception rooms • Hand built kitchen with electric Esse range cooker
- Air-source heat pump and solar panels • Studio/office and stone barn/store
- Timber garage and workshop • Stable block • FTTP Broadband
- 2540 sqft • In all about 12 acres • EPC - D











SETTING THE SCENE

Luney Barton is a tiny hamlet of just six individual properties located at the end of a long drive in the pretty rural parish of St Ewe. The nearest town is St Austell about five miles distant, where there is a railway station on the Paddington-Penzance mainline, while the city of Truro with its cathedral, excellent shopping centre and private schooling is approximately eleven miles distant.

The village of Sticker is within a couple of miles and includes a shop, post office, public house and regular bus service to both Truro and St Austell. The superb beaches of the south coast are within five to six miles and the Roseland Peninsula is easily accessible with moorings at St Mawes, Percuil and St Just-in-Roseland.

For keen sailors there are active dinghy clubs at nearby Porthpean and Pentewan Sands, with moorings and facilities for larger yachts at Fowey, St Just and St Mawes.

HISTORY

Luney Barton dates back to around 1700 and was at that time the home of Warwick Mohun whose family could trace their lineage back to the Conquest. As recorded in the Journal of the Royal Institution of Cornwall (1984) there were Mohuns of Dunster, of Tavistock, Okehampton, and in Cornwall, of Hall, Boconnoc and Tren creek. It is documented that in 1704, Mohun 'began to enlarge the house to befit his family and a growing social status'.

THE TOUR

Luney Barton House is a beautiful detached Georgian country house with handsome stone elevations, deep sash windows and has generous, well proportioned, light rooms with high ceilings. It will be of great appeal to those looking for a sympathetically upgraded period house within easy reach of Truro and the south Cornish coast. Surprisingly given it's age the house is not Listed.

The living space is arranged over two storeys with a fabulous entrance hallway and a high aspect arched window over-looking the rear garden from the landing. Elements of the interior were designed for the current owners by Susie Rumbold of Tessuto Design in London and the house has a wonderful feel at every turn. The kitchen/breakfast room has a slate-flagged floor, large island, stone worktops and an electric Esse range cooker with traditional and induction hobs - and a large sash window looking over the terrace and gardens to the west. A large boot room, WC and laundry is set off the kitchen and a charming, cosy snug with wood burner to the rear. Across the hall is a spacious dual aspect sitting-dining room with wood burner, high ceilings and door out to the south-facing sun terrace.

On the first floor are five bedrooms and a family shower room. The master bedroom is particularly spacious with a good size ensuite bathroom. Interestingly there are two wonderfully sweet bedrooms on different levels off the

main landing, ideal for children. There is a further bathroom off the half landing, beside the tall arched window.

STEP OUTSIDE

From the minor road, the hamlet is approached by a tarmac lane which is owned by Luney Barton House. A gated gravelled driveway then leads to a turning area in front of the house with the drive continues to a detached timber garage and workshop.

The gardens are a sheer delight with large sweeping lawns and plenty of mature trees including a magnificent horse chestnut to the side of the house. Steps lead up to a secret garden, separated from the rear garden by a substantial laurel hedge. Here is a further lawn with many specimen trees including rhododendrons, laurels, magnolias, camellias, azaleas and a small orchard. Beyond this is a kitchen garden with a gate to the lane, stables and paddocks.

A particular feature is the wonderful Mediterranean garden with a long rectangular pond, slate paving, yew trees and sun terrace with loggia providing a pleasant outside space.

The land extends to almost 12 acres with paddocks supplied with water and an electricity supply. The stable block includes hay barn, tack room and two good sized stables. In front is a concrete apron and post and rail fence. Adjoining this is a former ménage which could be reinstated.

SERVICES

Mains water and electricity. Private drainage. Air source heat pump for hot water and central heating system. 2 wood burners. Solar panels. FTTP (Fibre To The Premises) broadband. Esse range cooker.

DISTANCES (All distances approximate)

St Austell (main line station) 5 miles, Truro 11 miles, Pentewan Sands 4.5 miles, Caerhays 6 miles

WHAT3WORDS LOCATION

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COUNCIL TAX BAND

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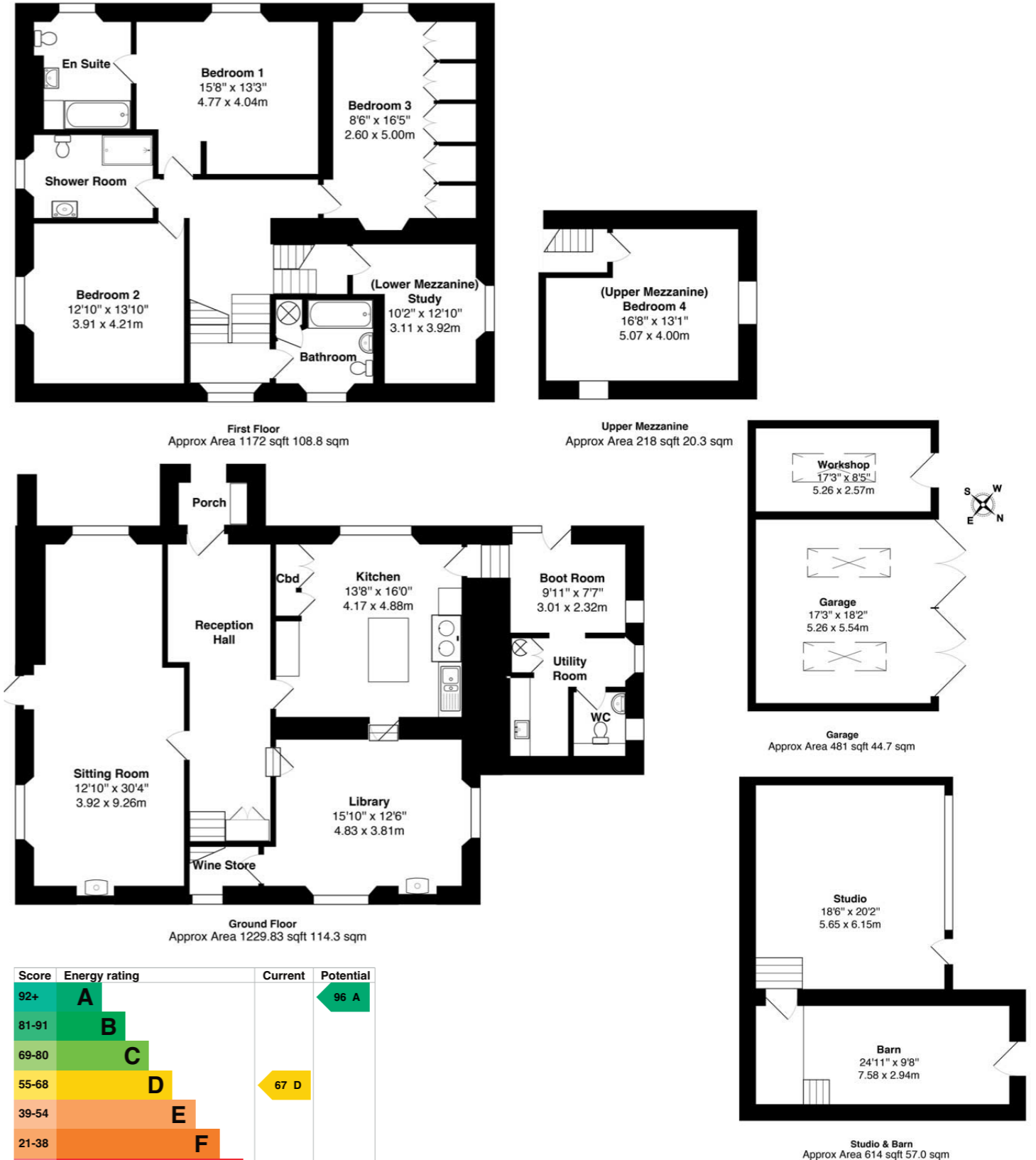
DIRECTIONS

From Truro take the A390 towards St Austell, passing through the villages of Tresillian and Grampond. At Hewas Water turn right, signposted to Griggs Country Store, proceed past the store and continue along the minor country lane for approximately one mile looking out for a right hand turning clearly signposted Luney Barton. Follow the entrance drive and Luney Barton House is easily identified by the white entrance gates and sign.

Luney Barton House Luney Barton Lower Sticker St Austell PL26 7JH
TOTAL APPROX. FLOOR AREA 3644.65 sqft (338.6 sqm)
(excluding porch)



All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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PROOF OF FUNDING

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