



Longhorn Barn

Penpell, between Fowey & Lostwithiel



Longhorn Barn

Penpell, Par, PL24 2SA

Enjoying a rural location with far-reaching countryside and sea views situated in an elevated position adjoining Luxulyan Valley with gardens of around an acre, this outstanding barn conversion with faultlessly presented reverse level accommodation is an extremely high quality modern country home complemented by an additional detached barn providing extensive studio / gym / workshop space.



The Location

Longhorn Barn enjoys an elevated position commanding beautiful far-reaching views over the adjoining valley, woodland and across to St Austell Bay. It resides in a peaceful and tranquil position with beautiful woodland walks in and around the surrounding Luxulyan Valley that are within 150 metres of the door.

Longhorn Barn is a beautiful country home set in a quiet hamlet whilst still being close to the conveniences of Fowey, Lostwithiel and St Austell.

The property

The current owner has meticulously enhanced the property in their relatively short ownership and now presents a home of impeccable standard.

- Character barn that's carefully and sympathetically modernized
- Far-reaching coastal and countryside views
- Rural position adjoining woodland (Luxulyan Valley – a quiet, unspoilt world heritage site of circa. 175 acres)
- Oak framed entrance porch and door canopies
- Spacious and welcoming reception hall with coats / comms cupboard
- Master bedroom featuring a vaulted ceiling, part exposed stone walls and en suite shower room
- Guest bedroom suite including a fully tiled en suite shower room and dressing room
- Two further bedrooms
- All bedrooms enjoy access to the front terrace
- Well-appointed family bathroom with bath and separate shower (Auto Aqualiza Quartz)
- Magnificent open plan living room occupying the entire first floor, enjoying the wonderful views over St Austell Bay and the adjoining woodland
- Exposed timber beams and vaulted ceiling, oak staircase rising from the reception hallway creating a separation between kitchen / dining and sitting areas
- Contemporary woodburner (by British-made Mendip Stoves), window shutters and slate sills
- Dining area with Juliet balcony and access to the rear terrace and gardens
- Beautifully appointed kitchen with Cornish granite tops and fitted appliances (AEG oven / grill, wine fridge, Bosch dishwasher, 5-ring induction hob with concealed Elica extractor, American style Bosch fridge / freezer)
- Spacious utility room with matching Cornish granite tops and fitted washing machine (AEG) with separate tumble dryer
- Upstairs guest WC / cloakroom
- Ground source heat pump, solar panels and triple glazing. EPC – A Rated. Current energy use is cost neutral







The gardens, outbuilding and parking

- Extensive gardens affording great privacy and sense of tranquility
- Beautifully planted and landscaped driveway entrance with electric gates (Iroko)
- Detached barn (1,100 sq ft) currently arranged as a home gym, garage and general storage
- Spacious terraces to the front and rear of the property for guest entertaining
- Granite chip driveway, turning area and space to park multiple cars
- Large lawn, tiered and sloping, with over 200 saplings / shrubs and weaved willow fence border
- Plant room housing the boiler system for ground source heating
- External utility room incorporating bore hole water filtration system and WC

Tenure

Freehold. Mains electricity, private water supply (bore hole) and drainage (septic tank). Solar panels (for electricity). Ground source heating.

Broadband: Superfast Fibre is available in the postcode.

Council Tax – Band E

Distances

Luxulyan woodland – 150 metres;
 Par (mainline rail) – 2.2; Eden Project – 3;
 Lostwithiel – 3.2; Carlyon Bay – 4.3; Fowey – 5.2;
 Lanhydrock – 5.3; Pentewan Sands – 9.6;
 Lost Gardens of Heligan – 11; Truro – 18.9;
 Cornwall Airport (Newquay) – 19.1;
 (All distances are approximate and in miles).

What 3 Words

///pacemaker.butter.cubed

Directions

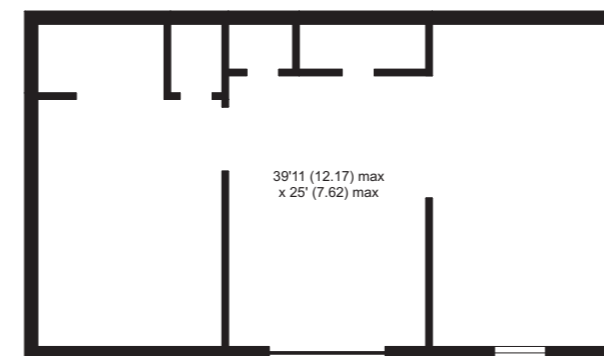
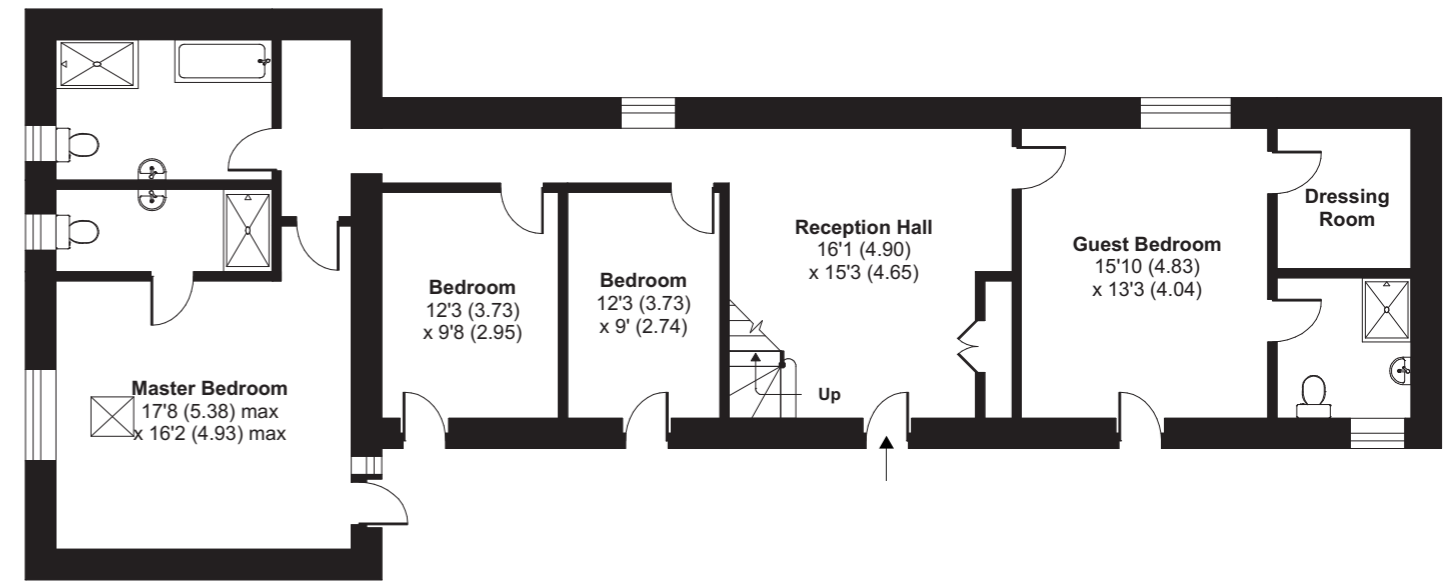
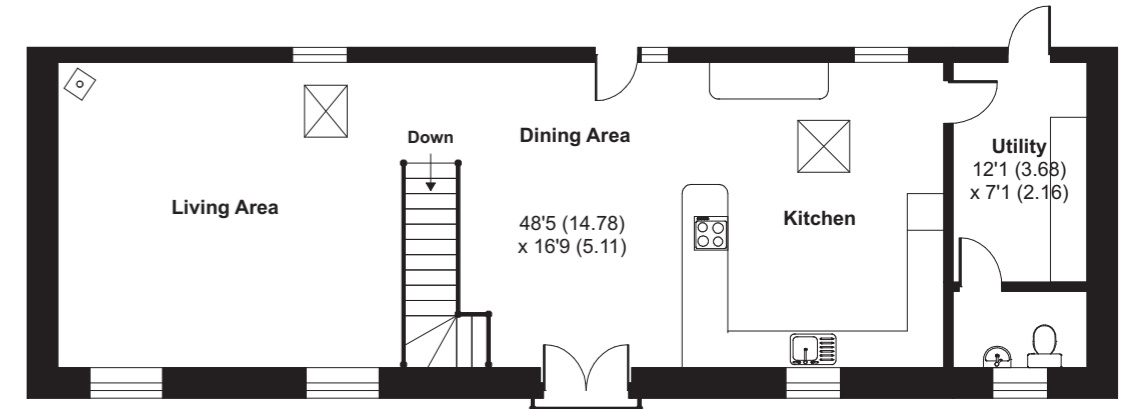
From the St Austell direction, follow the A390, passing through St Blazey and Twydrreath Highway. Proceed up the hill into Penpillick and as the road becomes two lanes, proceed for around half a mile and take the left hand turn just before a row of cottages. Continue on this lane for around half a mile until arriving at the driveway to Longhorn Barn on the right hand side.





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Main House = 2306 sq ft / 214.2 sq m
 Total = 3414 sq ft / 317.1 sq m (includes garage & outbuildings)
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Shore Partnership Limited. REF: 1088073



FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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