

FOX BARN FARM



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Polmear Hill, Nr Fowey

PL24 2TJ

Price: £1,295,000



£1,245,000



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Fox Barn Farm

Fox Barn Farm is a beautifully presented detached stone-built barn conversion benefiting from an adjoining guest annexe (currently operating as a successful holiday let). The property is set within just over 5 acres of paddocks, orchards, and mature gardens. There is the potential to purchase an additional, approximate 14 acres of land, this is available by separate negotiation. The property is surrounded by stunning countryside that provides an idyllic setting and stunning views to enjoy whilst relaxing on the wrap around terrace, a perfect spot for al-fresco dining!

Both the property and adjoining annexe have been extensively renovated throughout to an exceptionally high standard. This includes complete re-plumbing/re-wiring, new heating installation, contemporary yet in keeping extension to kitchen/living room, high quality fixtures and fittings and bespoke fitted utility/boot room.

The heart of this home is the impressive open plan kitchen living area with beautifully appointed farmhouse style kitchen with solid granite worktops, dishwasher, American style double fronted fridge freezer and gas range cooker. Accessed from this open plan area living area is a further room currently utilised as office but would also lend itself as a ground floor bedroom if required. Wall to wall glazed doors open out from the living/dining room directly onto the terrace to the rear offering spectacular views across the garden and surrounding land. There is a generous sized boot room/utility to the ground floor with cloakroom and a cosy snug with feature log burner finished the ground floor accommodation.

On the first floor are three generous sized double bedrooms, the master bedroom boasts fitted wardrobes and generous en-suite shower room. All three bedrooms enjoy wonderful far-reaching views, there is an additional dual aspect family bathroom with both walk in shower and bath.

Badgers Den

Badger's Den is an adjoining self-contained annexe with a proven holiday letting history. This offers a fantastic potential for somebody to take this on as a going concern, alternatively it would be fantastic for multigenerational living or to reestablish a connection back to the main house to provide further living accommodation if required. There is quality fitted kitchen, shower room and open plan bedroom/living area. There is also parking to the front and a private outside terrace area.

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Gardens and Land

In total the grounds extend to approximately 5 acres, this is made up of beautiful mature gardens, paddocks and orchards. It offers fantastic potential as an equestrian property, family home or for somebody who is looking to add an additional source of income with the potential for further expansion (subject to planning). To the front of Fox Barn Farm is a gravelled parking area for multiple cars and generous sized (27.5 sq. m.) garage. Above this is an additional area providing further parking if required. Wooden gate and a track from here take you down to the lower orchard and provides access to the paddocks. The gardens for the main house are predominantly laid to lawn and fully enclosed by post and rail fencing and mature hedging. Beyond this garden are the paddocks with far reaching views.

***Further land available by separate negotiation. Please call 01726 217 888 for further details.**



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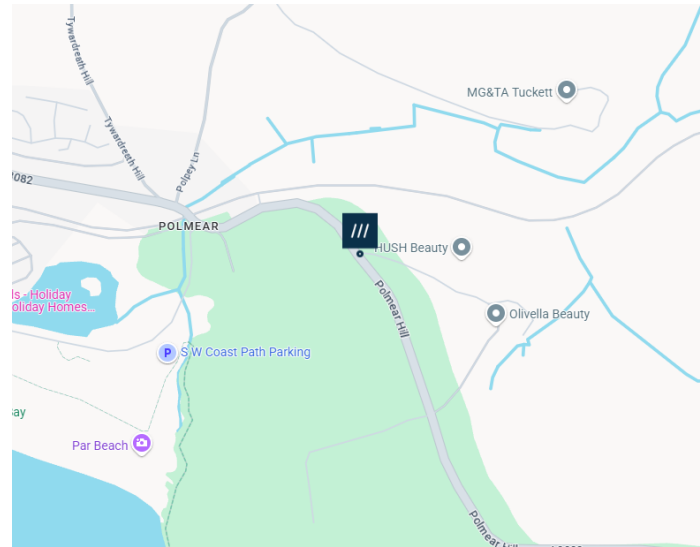


Key Features:

Large Kitchen/ Breakfast Room
Living Room/ Dining Room
Spacious Study/ Fourth Bedroom
Large Utility Room & Cloakroom
Cozy Snug
Master Bedroom with En-Suite Facilities
Family Bathroom
Two Further Double Bedrooms
Badgers Den (Proven Successful Holiday let/ Guest annexe)
Garage and Driveway Parking
5 Acres of Garden, Paddocks & Orchard with Parking & Boat Storage
Further land available by separate negotiation

LOCAL AUTHORITY: Cornwall Council
COUNCIL BAND: D
TENURE: Freehold

5 Trafalgar Square, Fowey,
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What3words: ///covenants.embellish.roofed



Services:

Heating – Oil fired central heating and partial under floor heating. LPG fired range cooker.
Electric – Mains
Water - Mains
Drainage – Private



Schools:

Fowey Primary School
Fowey River Academy
Tywardreath Primary School
Penrice Academy

Transport links:

Fowey, 2.5 miles
Par Railway Station, 1.0 mile
Bus Stop, 0.3 miles

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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