



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10294

£1,500,000

(Additional land available by separate negotiation)

**Cosawes Barn,  
Cosawes Pascoe, Penryn, Cornwall, TR10 9AA**

**FREEHOLD**



An exemplary, highly specified, individual detached barn conversion, conveniently situated close to Falmouth and the south Cornish coast with Truro city centre approximately 15 minutes away. Comprising a large, reverse level Grade II Listed converted barn, recently completed to the highest of standards and boasting the blend of a new, highly insulated home within the character and charm of an old stone and granite building. Comprising 5 bedrooms, 4 bath/shower rooms, 3 reception rooms and over 5,000sq.ft. of accommodation plus a range of modern and period outbuildings, set in circa 0.8 of an acre, with a landscaped private garden, and further land available by separate negotiation.







**SUMMARY OF ACCOMMODATION – In all, 7,808sq.ft.**

**Ground Floor** Galleried entrance hall, 5 double bedrooms, family bathroom, 3 en-suite bath/shower rooms, games/family room, office, utility room.

**First Floor** Enormous vaulted ceilinged kitchen/dining room, pantry, living room, TV room, store room, wc.

**Outside** Long shared driveway, private parking, broad paved alfresco dining terrace, level lawned garden, stables, tack room, 2 stone and block unconverted barns.

**In all, 0.823 of an acre.**





## **DESCRIPTION**

Cosawes Pascoe Barn was completed in 2024, overseen by the watchful eye of the highly respected and locally based developers 'Cornwall Living Property', ensuring absolute attention to detail, a bespoke and one off extensive converted barn in a highly convenient location, close to immediate village amenities and equidistant between the colourful harbourside town of Falmouth and Truro city centre.

The barn forms part of a small Cornish country Estate, formerly comprising a large farmhouse, cottage and array of unconverted modern and period outbuildings with many acres and equestrian facilities – with the barn still benefitting from the peaceful countryside surrounds and an approach through gently sloping meadow to a shared forecourt which provides access to the original farmhouse, the cottage and now newly converted barn.

Benefitting from a good degree of privacy from its immediate neighbours, with all of the principal accommodation facing away to the west, across the newly landscaped private garden and across the lightly wooded valley. The farm courtyard remains shared, with pedestrian and vehicular access permitted, whilst its own private parking area can be found to the rear alongside the garden.

Cosawes Pascoe Barn is unusual in that the concept was to create a modern, highly efficient and exemplary home within the characterful stone and granite elevations of the original barn. Great attention to detail has been paid at each and every corner, with the house now offering extensive 5,083sq.ft. of accommodation, reverse level and arranged across two floors with 5/6 bedrooms, 4 bath/shower rooms and 2 primary, colossal, living spaces on the first floor which enjoy a vista from the westerly facing windows and doors across the sylvan valley setting.



Outside, a newly created landscaped garden provides an enormous alfresco dining terrace onto a newly turfed level area of lawned garden and access to an array of both modern and period outbuildings including an unconverted stone store, detached barn, modern stable block and period tack room and store. In all, the site extends to a little over 0.8 of an acre with a further adjacent 10 acres of land available by separate negotiation including two large field enclosures and a sand school.

## **LOCATION**

Cosawes Pascoe Barn occupies a most attractive rural location, adjacent to unspoilt countryside but accessible to the nearby towns of Falmouth, Truro, Helston and Redruth. The nearby village of Ponsanooth (1 mile) provides day to day amenities with a village store, public house and highly regarded junior school with secondary schooling nearby at Penryn. There are excellent sailing facilities within easy reach at Mylor Harbour, Falmouth, Helford Passage and Feock. There are a number of excellent golf courses nearby at Falmouth and Truro. Sandy beaches are close by with golden sand north coast beaches at Chapel Porth and Porthtowan 20 minutes' drive to the north and Maenporth and Swanpool just 10 minutes' drive to the south. The area also abounds with many beautiful woodland and waterside walks in the close locality including Trelissick Gardens to the east and Glendurgan at Helford Passage to the south.

The main cathedral city of Truro lies just 15 minutes' drive from the property which is the principal retailing, administrative and commercial centre of Cornwall and offers a wide and ever improving range of shopping, business, leisure and schooling facilities together with the architectural award winning County Court, Royal Cornwall Hospital (Treliske), the private Duchy Hospital and a multitude of professional offices and businesses. Centring on the cathedral, cobbled streets lead off to a variety of select specialist shops in addition to which most national retailers are represented. The Hall for Cornwall is the county's main cultural venue. There are also a number of nurseries, junior and secondary schools in addition to private schooling; Truro High School and Truro School are widely regarded as two of Cornwall's best.





**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

From the courtyard, a hardwood painted front door opens into:-

**IMPRESSIVE  
ENTRANCE HALL**

Voluminous and double height, flooded with light from tall high level windows on the westerly rear elevation with a double height exposed, repointed stone feature wall and turning oak staircase with oak handrail and glass balustrade. The entrance hall boasting limestone tiled flooring with underfloor heating and leading to two further inner bedroom halls. To the left, leading to the family bathroom, two en-suite double bedrooms and a further double bedroom, to the right, a cloak/dressing room, en-suite principal bedroom, further double bedroom, family/games room and home office with a second staircase ascending to another first floor TV room.



**FAMILY BATHROOM**

Beautifully appointed with Heritage style sanitaryware comprising a claw foot freestanding roll top bath, walk-in shower enclosure, vanity unit mounted wash hand basin and low level flush wc with a continuation of the tiled flooring with underfloor heating. A deep sill window on the front elevation looks back towards the courtyard.



**BEDROOM 3 – 15'2" x 12'**

A good sized double bedroom, again with deep sill window on the rear elevation looking back towards the courtyard, complemented by a high quality fitted:-

**EN-SUITE SHOWER ROOM.** Comprising walk-in shower enclosure with rainfall shower head and separate handheld attachment, low level flush wc and vanity unit mounted wash hand basin.

**BEDROOM 4 – 12'8" x 12'** Another good sized double bedroom, again with a deep sill window on the rear elevation.

**BEDROOM 2 – 15'2" max x 11'9"** Descending a short flight of two steps, an impressive, large voluminous double bedroom with open exposed A-frame and flooded with light from its dual aspect. A large double bedroom, again complemented by a high quality:-



**EN-SUITE  
SHOWER ROOM**

Comprising walk-in shower enclosure with rainfall shower head and separate handheld attachment, low level flush wc and vanity unit mounted wash hand basin.

**PRINCIPAL BEDROOM SUITE – 15'8" x 12'3"** Tucked in the far, quiet corner, an impressive principal bedroom, boasting a dual aspect vista across the garden. A large bedroom complemented by beautifully appointed:-



**EN-SUITE BATH / SHOWER ROOM** Beautifully appointed with Heritage style sanitaryware comprising a claw foot freestanding roll top bath, walk-in shower enclosure, vanity unit mounted wash hand basin and low level flush wc with a continuation of the tiled flooring with underfloor heating. A deep sill window on the front elevation looks back towards the garden.

**UTILITY ROOM – 16'6" x 12'** Fitted with bespoke fitted cabinetry providing useful hanging and shelf storage, ideal as a utility room with direct access out to the rear garden, or repurposed as a dressing room to the principal bedroom suite.

**BEDROOM 5 – 14'7" x 10'** Another good sized occasional double bedroom, with deep sill window on the side elevation.



**GAMES / FAMILY ROOM – 32'2" x 11'9"** An enormous, high open vaulted space, perfect for entertaining or as a dedicated games and family room, with three high level windows on the side elevation.

**OFFICE – 16'6" x 14'2"** Boasting direct access out to the farm and courtyard, an ideal, dedicated working from home space or occasional double bedroom where required.



### **FIRST FLOOR**

The main, oak and glass staircase ascends from the initial entrance hall to the large, vaulted ceilinged:-

#### **KITCHEN / DINING ROOM – 46'1" x 16'3"**

A most impressive, incredibly spacious and voluminous room with open vaulted ceiling with exposed A-frame, clearly arranged into three distinct spaces, with a beautifully appointed and fully fitted kitchen, dining area and cosy snug seating area, boasting character features including deep sill casement windows, repointed exposed



stonework, exposed open A-frames combined with modern touches and convenience. Adjacent to the galleried staircase, both a cosy snug seating area and spacious dining area sit next to sliding barn doors through a wide square arch and lead thereafter to the living room.

**KITCHEN AREA** is beautifully appointed, with a wide range of ivory coloured farmhouse style units with high quality fitted appliances, Silestone worktops and plentiful worktop and storage space, further complemented by a fitted utility room come pantry. The kitchen/dining room is a large space, flooded with light from its dual aspect, with a part glazed door on the front elevation which opens to a concreted ramp which descends to the garden.



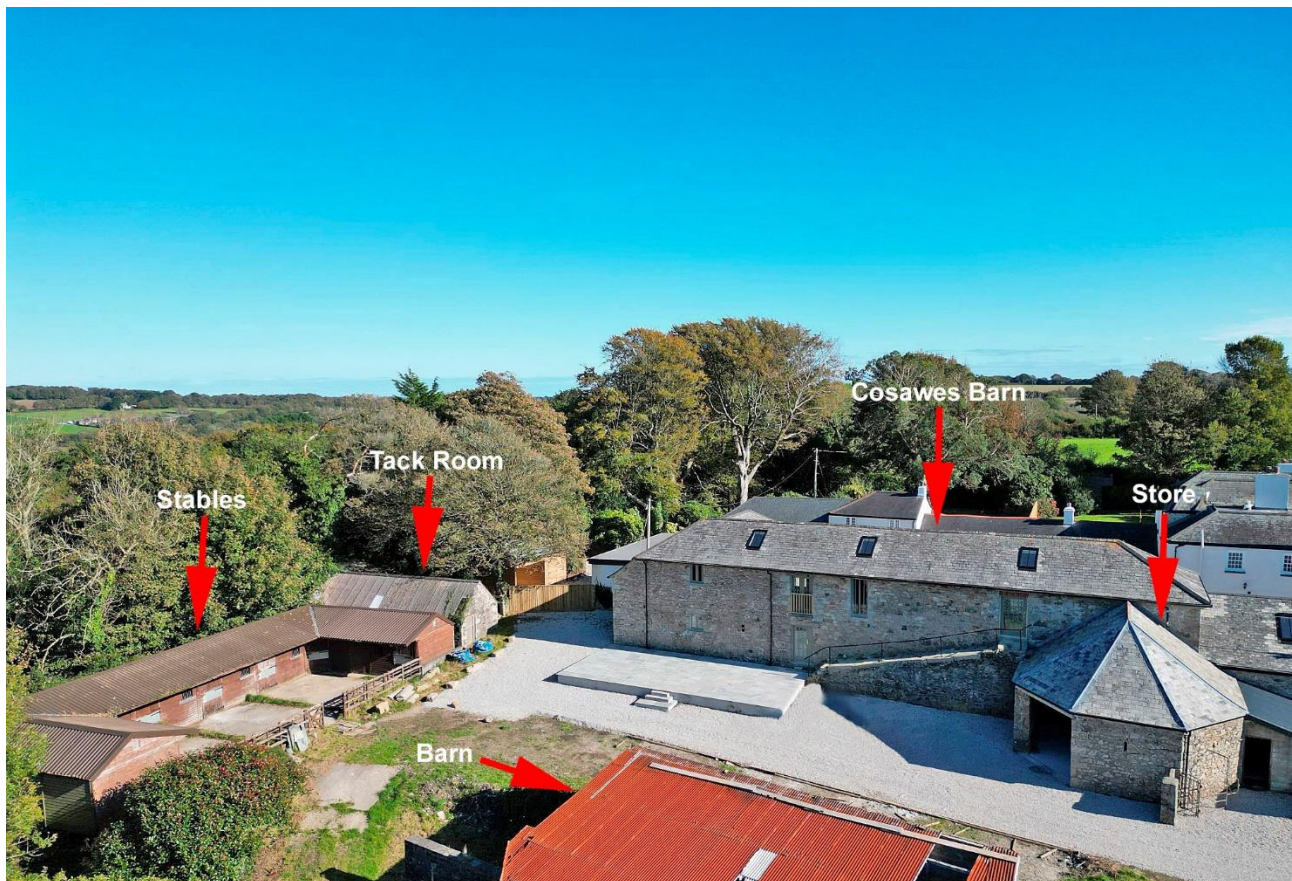
**LIVING ROOM – 33'2" x 16'3"** Another impressive, voluminous open space with high vaulted ceiling and exposed A-frame, with a Juliet balcony on the rear elevation enjoying a vista across the gardens and fields, a spacious room with built-in media wall, behind which is access to a small store room with access to all the electronics associated.

A sliding barn style door then opens through to a:-



**TV ROOM – 28' x 16'5"** Another particularly spacious room with deep sill windows on the side elevation, ideal as a tucked away space to read or watch the television and thereafter leading to a useful store room and separate cloak room/wc.

## OUTSIDE



**STABLES** A large stable block comprising of 9 separate units with concrete courtyard and fenced surround.





**TACK ROOM – 32'11" x 21'1"** A large granite outbuilding previously used as a tack room which could undoubtedly benefit from modernisation or, with the necessary planning permission, be converted into a separate annexe.



**STORE – 22'6" x 22'4"** Another large stone outbuilding formerly used as a piggery which, again with the necessary planning permission could be connected to the main house, or converted into ancillary accommodation.

A long sweeping driveway leads to Cosawes Pascoe and





provides access to the farmhouse, the cottage and thereafter onto the barn with a separate concreted envelope providing dedicated parking for several vehicles. This then leads to a large, alfresco dining terrace adjacent to the rear of the dwelling, overlooking a large area of level lawned garden, and beyond to the fields and wooded valley thereafter.

There are an array of outbuildings including an old stone store which is attached to the house and has a new slated roof, a period stone and block built barn, modern stable block and period tack room and store.

Adjacent to the garden, a further circa 10 acres of land are available by separate negotiation including two large field enclosures and a sand school.





**GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR10 9AA.

**SERVICES** Mains water, electricity and gas. Underfloor heating to ground floor and radiators to first floor. Private drainage.

**COUNCIL TAX BAND** G (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** Proceeding from Treluswell roundabout, northbound towards Redruth, follow the main road for approximately 1 mile and after rounding a left hand bend, descend the gentle hill to the 'S' bend. At this point, proceed almost straight ahead, taking a left hand turn onto a quiet country lane which ultimately takes you into the top of Ponsanooth. Cosawes Pascoe can be identified after a few hundred yards on the right hand side, follow this driveway down into the small Estate complex, with the driveway for the barn being found between the triple garage block on your left and gable end of the barn on your right.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme



Not to scale – for identification purposes only.

## Cosawes Barn, Cosawes Pascoe, St. Gluvias, Penryn

Approximate Area = 5083 sq ft / 472.2 sq m

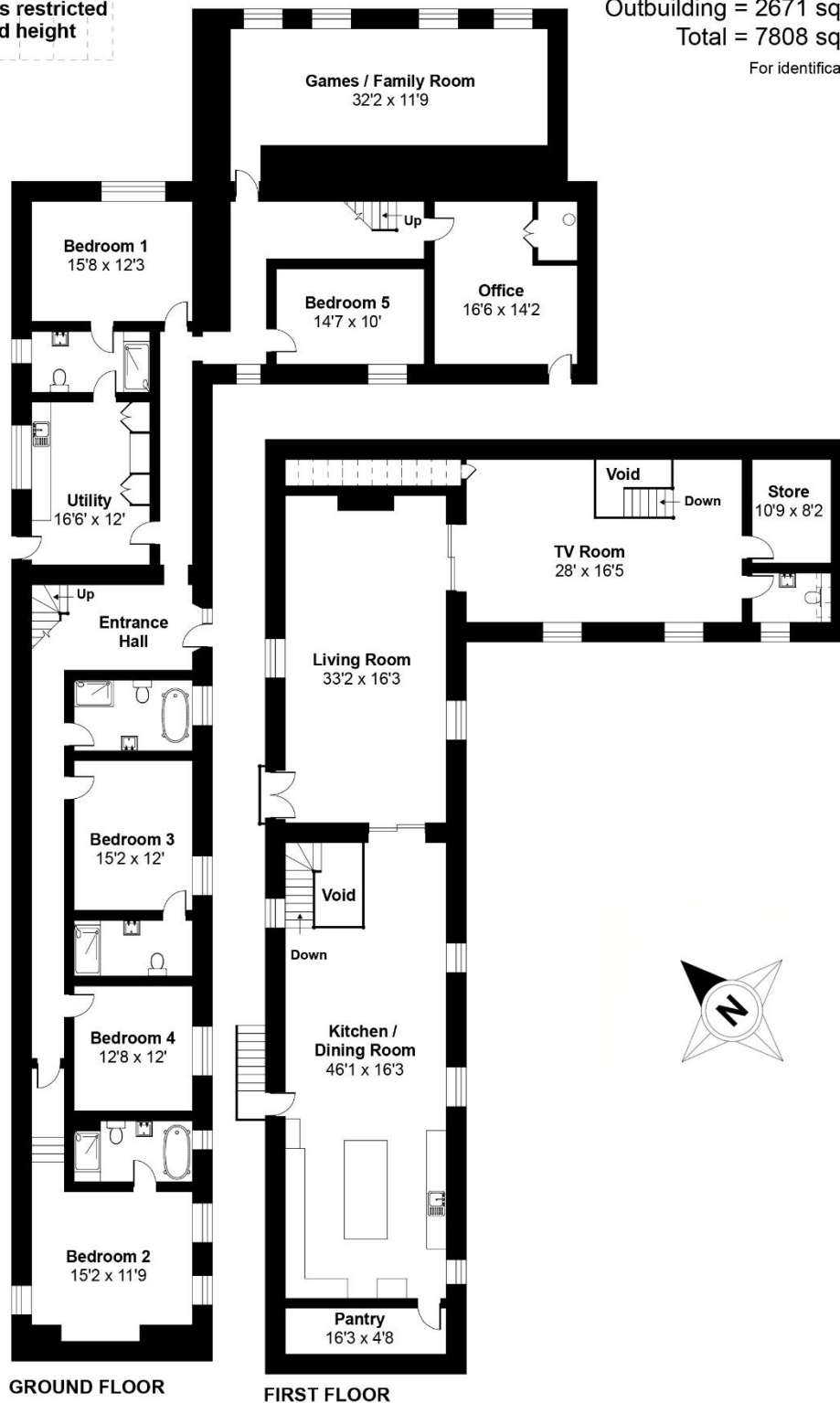
Limited Use Area(s) = 54 sq ft / 5 sq m

Outbuilding = 2671 sq ft / 248.1 sq m

Total = 7808 sq ft / 725.3 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lillcrap Chilcott. REF: 1195958

**Not to scale – for identification purposes only.**

## Outbuildings at Cosawes Barn, Cosawes Pascoe, St. Gluvias, Penryn

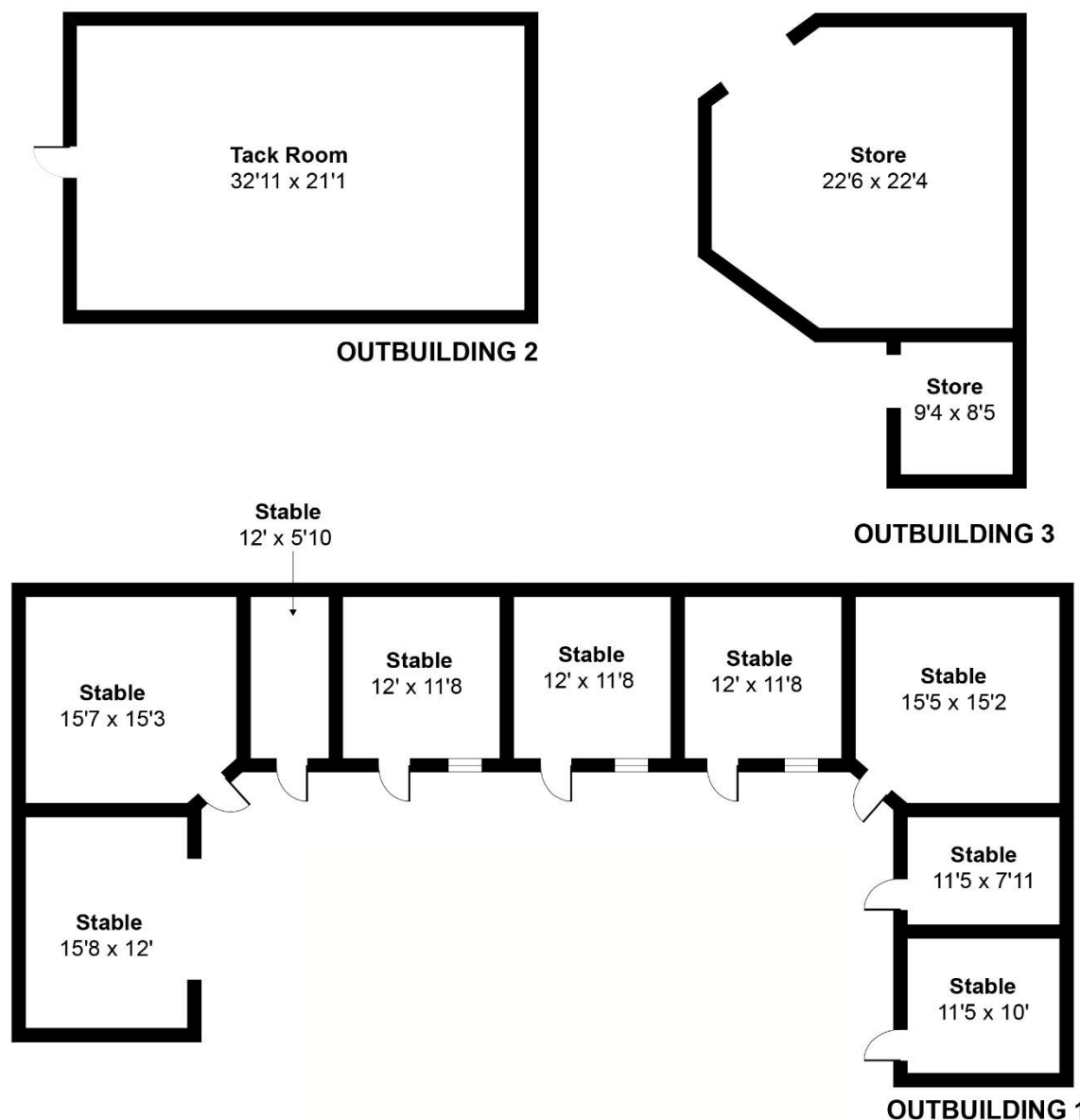
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For reference only, not to form any part of a sales contract.**

