



The Barn











# The Barn

Higher Demesnes, Lostwithiel, Cornwall, PL22 0HX

Lostwithiel - 1 mile Fowey - 7.5 miles A30 (T) - 4 miles

A wonderful character home with a pair of cottages and triple garage, set in a glorious rural position amidst mature grounds and land of around 5.25 acres

- Tranquil rural location
- Pair of Holiday Cottages
- Fabulous gardens & grounds
- Solar Panels
- Rateable Value (Two Units) £3,300
- Substantial 4/5 bed converted barn
- Triple garage
- Paddock
- Freehold
- Council Tax Band G

Guide Price £1,200,000

## Stags Truro

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@StagsProperty



## SITUATION

Secluded amidst beautiful mature grounds of around 5.25 acres, The Barn enjoys an enviable, private location just a mile north of Lostwithiel. Sitting astride the River Fowey with a rich and interesting history, the town is brimming with independent cafes, restaurants, public houses and lifestyle shops, including an abundance of antique shops as well as a host of other amenities. There is also a primary school, doctors surgery and the historic Restormel Castle, which is now in the care of English Heritage.

Downstream from Lostwithiel is the smart waterside town of Fowey, a perfect cruising base from which to explore the beautiful harbours and creeks of the West Country. Throughout the summer its harbour teems with boating activity and visiting cruise liners. The town itself is rich in amenities with all manner of shops, chandleries, boutiques, bars, delicatessens and restaurants.

The surrounding countryside offers a number of picturesque footpaths and bridleways, including a riverside footpath which runs along Lerryn Creek, passing through Lerryn and following the river bank through the woods to the north of the River Fowey.

Communications are good with main line railway stations at Lostwithiel and Bodmin, providing fast and easy access to London Paddington. Newquay Airport has a number of scheduled domestic and international flights.

## THE PROPERTY

Approached over a long, tree-lined driveway, Higher Demesnes is surrounded by open farmland and enjoys some fabulous views. The principal residence is a handsome detached, south facing barn conversion with natural stone elevations and beautifully presented character accommodation of around 2,860 sqft.

The welcoming reception hall features a slate flag floor with door to the second sitting room/bedroom 5, complete with attractive exposed stone walls and open beam ceiling. On the opposite side of the hall is the impressive dining room with open fireplace. Across the rear is the kitchen/sitting room, stylishly appointed with a range of Shaker style units in Garden Green with granite worksurfaces. Off here is a utility room and cloakroom. Completing the ground floor are two further bedrooms and a bathroom.

On the first floor is found the master bedroom suite, full of natural light, with exposed stone walls, open beams and a door leading to a balcony with steps down. The en-suite has been re-appointed with underfloor heating and quality sanitaryware including a free-standing, double ended bath, walk in shower, wash basin and Japanese shower wc. The principal sitting room has a 15 ft high vaulted ceiling with roof timbers, natural stone walls and a wood burning stove, There is also an additional vaulted bedroom and bathroom.







## THE COTTAGES

A short distance from the house are a pair of successful holiday cottages, which could also provide fantastic accommodation for multi-generational living. Currently let through Sykes, the properties are as follows:

### DEMESNES MILL

With its own working waterwheel, fed by the original mill pond, Demesnes Mill is a striking character property arranged in a reverse level style with an upper open plan living area and ground floor bedroom and bathroom.

### THE HAYLOFT

The Hayloft is situated above a triple garage and is approached over external steps to an open plan living area, bedroom and bathroom

## GARDENS & GROUNDS

Undoubtedly a key attraction of Higher Demesnes are the magnificent private grounds that have been carefully maintained by the vendors. Immediately surrounding The Barn and Mill are parkland style areas of grass surrounded by mature trees with gravelled parking areas, sun terraces and a secluded patio to the west of the main house with pergola and grape vine. To the front of the house is a vegetable garden with greenhouse, shed and summerhouse.

To the south east of the property is a single, stream bordered pasture field, within which are the solar panels. This haven for wildlife is particularly tranquil.

## FIXTURES, FITTINGS & VAT

Only those mentioned in the sales particulars are included in the sale. However, the majority of furniture, contents, fixtures, fittings and equipment in the letting cottages will be included. All prices are quoted exclusive of VAT, where applicable.

## SERVICES

Mains water and electricity. Private drainage to a septic tank. Oil fired central heating to The Barn and The Hayloft. Electric heating to The Mill. Bank of 20 photovoltaic panels with feed-in tariff. Standard and superfast broadband available (Ofcom). Limited mobile coverage indoors but likely to be available outdoors (Ofcom)

## VIEWINGS

Strictly by prior appointment with Stags Truro Office on 01872 264488

## DIRECTIONS

From Bodmin take the B3269 and drive through Sweetshouse. Ignore the right hand turning to Redmoor and take the next left into a narrow country lane. After a few hundred yards, the driveway is on the left.

What 3 Words: roaring.resembles.ambient





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







