



Mena Barn,  
Lanivet, Cornwall



## Mena Barn,

Lanivet, Cornwall PL30 5HW

**Guide Price: £845,000 Freehold**

*Mena Barn is a secluded equestrian residence, approached via a long, sweeping tree-lined avenue that offers both grandeur and privacy. The property spans over 10 acres and includes five stables, ample workshop space, and a variety of additional outbuildings.*

- Detached four-bedroom barn conversion with outbuildings
- 10 acres of south-facing land divided into three well-kept pasture paddocks
- Five stables with excellent access to moorland riding
- Oil-fired heating complemented by efficient solar panels
- Attractively landscaped front and rear gardens





This detached four-bedroom barn, thoughtfully converted in the late 1990s, has been meticulously maintained to balance heritage and modern living. Noteworthy character elements such as the commanding stone fireplace, granite quoins, exposed timber beams, and slate window cills highlight its agricultural origins. While preserving its traditional charm, the home is contemporary and functional, presenting a warm home that is ready for immediate occupation.

On entering the property on the ground floor there is a spacious family dining area, featuring tiled flooring and a discreet study nook beneath the staircase. The family kitchen is thoughtfully designed with cream cabinetry, granite-effect worktops, integrated appliances; including a Rangemaster dual-fuel oven and dishwasher as well as a central island. A slate floor extends into the adjoining utility/boot room, housing the modern oil-fired boiler, pantry, and a convenient ground-floor shower room with WC, providing practical access to the rear garden.

The living spaces are generous: the sitting room boasts a striking floor-to-ceiling stone fireplace with a solid multi-fuel burner, complemented by slate tiles. Adjacent, a versatile garden room offering direct access to the patio grants potential as a home office or hobby space.

Upstairs, the property is anchored by a distinctive galleried landing that enhances the sense of space. The principal suite includes a private en-suite shower and WC, alongside a generous walk-in dressing room that discreetly houses the solar panel system. Three additional bedrooms benefit from expansive views overlooking the gardens and surrounding countryside. The family bathroom is fully tiled and appointed with contemporary fixtures, including a vanity with integrated lighting and a mirrored shaver socket.









The exterior is truly the defining feature of this property, offering an immediate sense of prestige. A sweeping quarter-km driveway gracefully curves through 2.38 acres of pasture, creating a grand and private approach few can rival. This impressive entrance is framed by a stately avenue of mature trees, interspersed with period-style lamp posts that add subtle character.

Beyond the entrance lies an additional expanse of approximately 7.5 acres of land, providing both space and a natural habitat for local deer. This vast setting would also be suitable for equestrians. The land offers nutrient-rich pasture divided into three paddocks, ideal for rotational grazing. The gently sloping terrain provides safe footing and varied riding opportunities, all enclosed by secure fencing. With good access to nearby moorland riding and ample stable space, the land perfectly meets equestrian needs. The south-facing land could also be great for horticultural use or hobby farming.

A selection of purpose-built outbuildings add significant versatility to the property. To the rear, a detached unit offers approximately 25m<sup>2</sup> of internal space: well suited for storage, a studio, or use as a dedicated workspace. Adjacent to the stabling is a 26m<sup>2</sup> workshop, offering excellent practical utility with scope for future conversion (subject to the relevant planning consents), whether as an annexe, holiday let, studio, or home office. Both structures were constructed by the current owners and benefit from mains power.

Currently operating as a beauty salon, Outbuilding 3 has been thoughtfully converted to a high standard and presents a turnkey opportunity for a home-based business or private studio. Immaculately presented throughout, the space is fully serviced with both water and power, and finished to a professional specification. Whether continued as a beauty salon, or reverted back to stabling use, there is potential here for enterprise.

The front garden is a notable feature, well-planted with a range of mature shrubs and structural greenery. A gravel path leads to a level seating area, positioned to take advantage of far-reaching, south-facing views and is private for outdoor dining.

At the rear, the enclosed lawned garden includes a summer house and raised vegetable beds, with a gravel path extending to the side of the property. A secondary access point, via a gated drive, provides additional convenience.





Services

Mains water, electricity, oil fired central heating and private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



## Location

Between Lanivet and Lockengate, Mena Barn sits in the rural parish of Luxulyan. Lanivet Inn is within a couple of miles and is well regarded pub in the area. There are other local restaurants nearby: Portuguese and Vietnamese in Bodmin. The surrounding area offers a wealth of leisure and lifestyle attractions, including the historic Lanhydrock House and its extensive parklands, Lanhydrock Golf Club, the scenic Camel Trail, and the iconic Bodmin Jail. A variety of north and south coast beaches are also within easy reach, making Lanivet an ideal base.

## Viewing

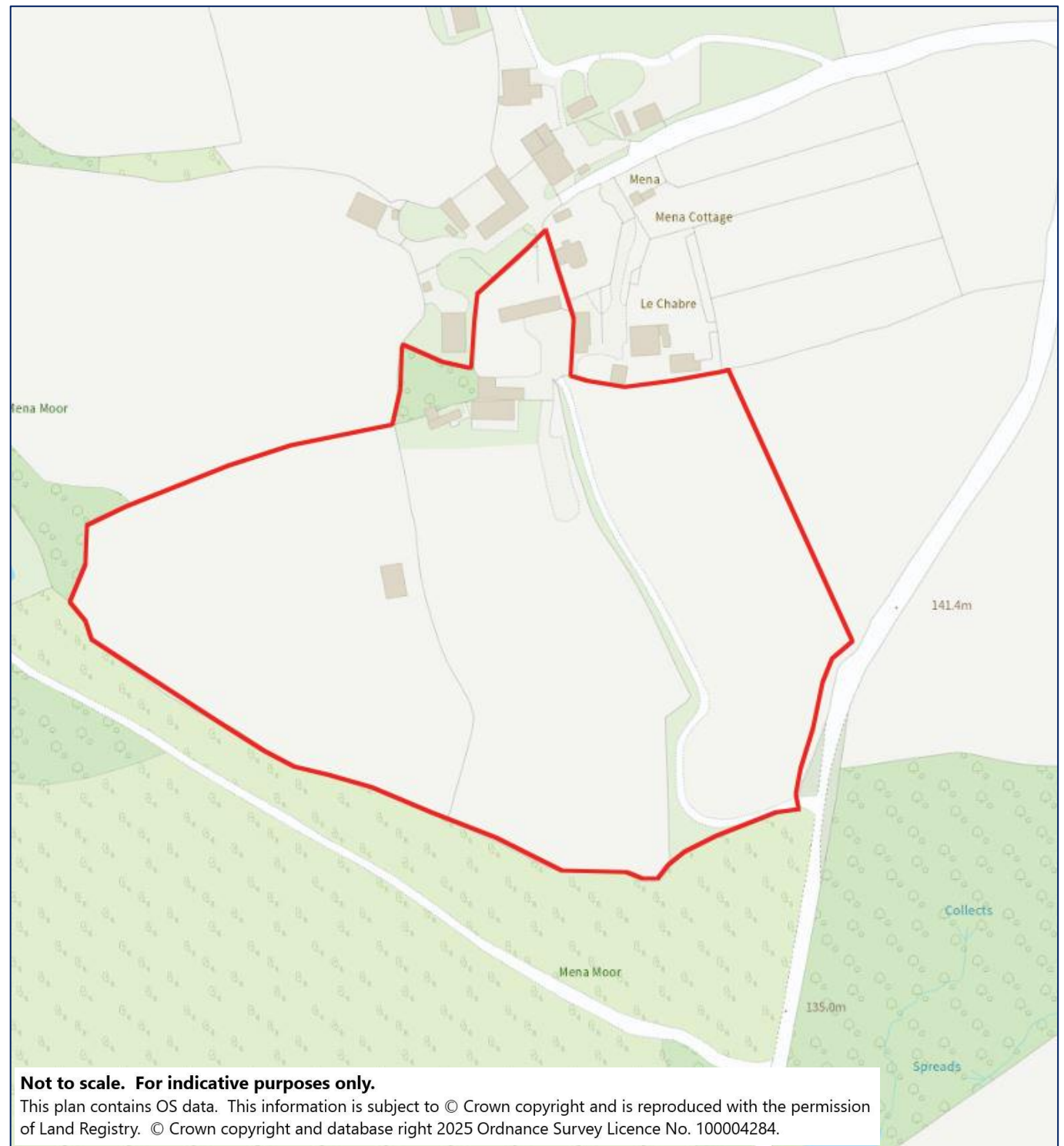
Strictly by appointment with the sole selling agent  
Lodge & Thomas. Tel: 01872 272722

email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

## Directions

From the Innis Downs junction on the A30, take the second exit at the roundabout, signposted for Wadebridge and Lanivet. Shortly after, bear right towards Luxulyan, then turn left, following signs for Mena. Continue for approximately half a mile, then turn right at the sign for Bokiddick. After another half a mile, you'll see electric gates on the right-hand side, marked by a sign on the verge for 'Mena Barn'. Use the call machine at the gate to request entry.

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