



North Muchlarnick Old Farmhouse and Barns



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Pelynt, Looe, Cornwall, PL13 2NP

Pelynt 1.5 miles - Looe 5.7 miles - Plymouth 23.5 miles

A traditional Cornish Farmhouse with development opportunities including two barns with planning permission

- Fantastic Development Opportunities
- Stone Threshing Barn with PP
- Stunning Rural Setting
- Grade II Listed
- Tenure: Freehold
- Traditional Cornish Farmhouse
- Barn with Class Q Permission
- Designated Parking
- 3/4 Bedrooms
- Council Tax Band: E

Guide Price £725,000

SITUATION

The property is nestled in the corner of a former Cornish Farmstead in the hamlet of Muchlarnick. Situated close to the charming village of Pelynt in South East Cornwall, the village offers local amenities and a peaceful rural lifestyle whilst the maritime town of Looe known for its sandy beaches, historic fishing harbour, charming shops, and scenic surroundings lies approximately 6 miles away.

THE FARMHOUSE

A charming Grade II Listed farmhouse with three double bedrooms and a fourth bedroom/dressing room, enjoying outstanding views and generous outdoor space. Believed to date back to 1600, the home is built from local stone with a slate roof and offers a rare opportunity to acquire a characterful rural retreat. Full of original features, the property includes wooden windows, exposed stone, beams, and two reception rooms with fireplaces and wood burners. The kitchen has wooden units and a traditional cloam oven, with a separate utility room offering a sink, W/C, and space for appliances. Upstairs are three spacious bedrooms, a versatile fourth room, and a family bathroom.



THE THRESHING BARN

A former Cornish threshing barn traditionally constructed of stone under a slate roof with Listed Building Consent for the conversion and extension to form a residential dwelling. Full details of the planning can be found on the Cornwall Council Planning Portal under application numbers: PA22/08761 and PA22/08762

CLASS Q BARN

A generous agricultural building with prior approval granted for conversion to a dwellinghouse. Full details of the planning can be found on the Cornwall Council Planning Portal under application number: PA25/05655

OUTSIDE

Accessed via a shared entrance leading into a traditional courtyard setting, the property has a designated parking area for several vehicles. At the front of the house lies a delightful herb garden, complemented by a small lawned area. To the rear of the property is an expansive lawned garden with well-defined mature hedge boundaries. There is a gravelled area for seating at the rear and far-reaching views over the surrounding countryside. There is additional lawn to the rear of both barns and space directly in front of the stone barn allocated for parking.

AGENTS NOTE

Please note that the static caravan is included within the sale, subject to it being removed upon completion of the Class Q Barn. For further information regarding community infrastructure levy (CIL) liability, please contact the Stags Launceston Office.

SERVICES

Mains electricity, private water connection to a metered mains point, private drainage via a shared septic tank. Two wood burning stoves. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

What3words.com - [///galaxies.otherwise.mystery](https://www.what3words.com/)



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.



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

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