



The Barn, Couchs Mill, Lostwithiel PL22 0NJ

£1,200 per calendar month

Jefferys
ESTABLISHED 1865

The Barn

Couchs Mill
Lostwithiel
PL22 0NJ

Very deceptive barn conversion set in a quiet rural location in the hamlet of Couchs Mill

- * Entrance Hallway leading to a very large Store Room covering the total footprint of the property
- * Stairs to First Floor landing
- * Open Plan Kitchen/Lounge/Dining Room with Balcony
 - * Two Bedrooms
 - * Bathroom
 - * Gardens * Garden Shed
- * EPC 'E' * Council Tax 'A' (Mixed Use)
 - ** Available Soon **
 - ** Register Your Interest Now **

The Barn is situated in the rural hamlet of Couchs Mill, within the parish of Boconnoc, with gardens adjoining the River Lerryn along one boundary with lovely countryside views.

The property currently has a "Mixed Use" banding and the well-planned accommodation comprises:

ENTRANCE

9' 11" x 8' 7" (3.02m x 2.61m)

Large arched double wooden doors, concrete flooring, inset lighting, smoke alarm. Stairs to First Floor

WORKSHOP/STORES x 2

20' 3" x 15' 3" (6.17m x 4.64m) each side

Doors from centre entrance give access to large workshop/stores, each measuring 20'3" x 15'3" with power, lighting and heating. Oil fired central heating boiler. Both have windows to the front and rear.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, window to front.

KITCHEN/LOUNGE/DINER

27' 10" x 20' 3" (8.48m x 6.17m)

Exposed wood floor, beamed ceiling and exposed A-frames, pendant light points.

Kitchen Area

Range of pale beech fronted wall and base units, granite-coloured worktops, tiled splashbacks. Inset single drainer sink unit with mixer tap, stainless steel chimney extractor hood. Space for fridge/freezer, space for washing machine. Large matching island with drawers. uPVC door to Balcony.

Lounge Area

Feature woodburner on slate hearth, TV points, radiator.

Dining Area

Window to front.

BEDROOM 1

11' 11" x 9' 7" (3.63m x 2.92m)

Exposed wood floor, exposed beams, inset lighting, radiator, smoke alarm. Window to front.

BEDROOM 2

11' 1" x 9' 1" (3.38m x 2.77m)

Exposed wood floor, inset lighting, radiator, smoke alarm. Window to rear with lovely views over adjoining fields.

BATHROOM

White suite comprising low level dual flush WC, pedestal wash hand basin (H&C), panelled bath with thermostatic shower fitted and rainfall head, shower screen. Exposed wood floor, velux window, towel radiator, inset lighting, extractor fan.

OUTSIDE

To the side and rear of the property is a lovely, screened garden area, adjoining the River Lerryn and laid to lawn with mature shrubs and hedging and enjoying lovely views over open fields and countryside. It should be noted that the River Lerryn runs alongside the garden and, as such, could represent a hazard to young children. The property has the benefit of two stone sheds and steps lead up to a wooden **Sun Balcony**, which provides a wonderful seating-out area to take full advantage of the superb views and with access door to the Kitchen.

SERVICES

Mains water (chargeable by the Estate) and electricity. Oil fired central heating. Private drainage.

COUNCIL TAX

Band 'A' (Mixed Use)

EPC BANDING

Band 'E'

VIEWING

By prior appointment with the Agents - Jefferys
(01579 342400)

TENURE

Twelve months Assured Shorthold Tenancy - unfurnished.

RENTAL

£1,200 per calendar month

DEPOSIT

£1,384

AVAILABILITY

Early April 2026

DIRECTIONS

From Liskeard, proceed towards Lanreath via the A390. Upon leaving East Taphouse, turn left towards Looe and take the first right hand turning. Turn almost immediately left, signposted Boconnoc, and follow this road to the T-junction. Turn right and then take the left hand turning to Couchs Mill and Lerryn. Upon reaching the hamlet of Couchs Mill, The Barn will be found on the left-hand side just before the bridge.

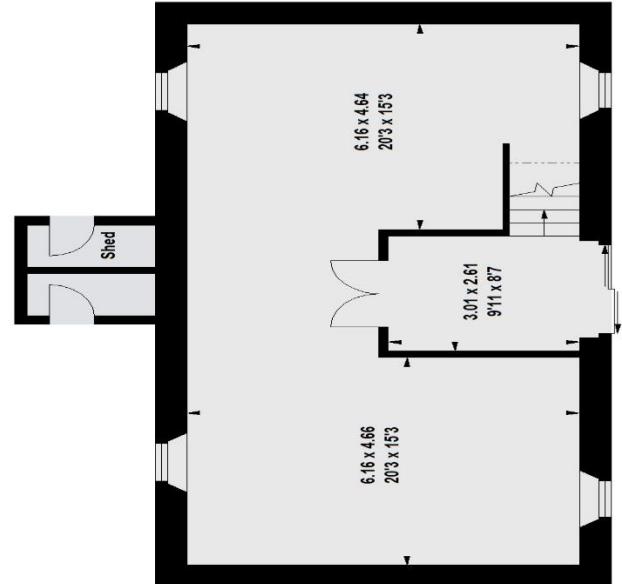


Couchs Mill Barn, PL22

Approximate gross internal area
1629 sq ft / 151.33 sq m



First Floor
811 sq ft



Ground Floor
818 sq ft

Illustration For Identification Purposes Only. Not To Scale

*Floorplan Drawn According To RICS Guidelines



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