



3 Lamanva Barns, Lamanva, Penryn, TR10 9BJ

£820,000

A sensational and highly individual 6 bedroom barn conversion situated in the peaceful, semi-rural hamlet of Lamanva with spectacular countryside views taken in from all front-facing windows, particularly at first floor level. Beautifully renovated throughout, this inspired property offers expansive, characterful and refined 2-storey accommodation with features including a glazed and vaulted entrance, full depth kitchen/diner, stylishly appointed with central island and breakfast bar, cosy living room with wood-burning stove, double aspect principal bedroom featuring extensive built-in storage, Juliet balcony framing delightful country views and en-suite shower room, together with a sunny, enclosed rear courtyard, surplus driveway parking, integral garaging and lawned front garden. An exceptional home which should be viewed to truly be appreciated!

Key Features

- Exquisite 6 bedroom barn conversion
- Character features include exposed stone, ceiling beams and wood-burning stove
- Stunning principal bedroom with en-suite, built-in storage and Juliet balcony feature
- Gated, private driveway with extensive parking and integral garage
- Over 3,000 square foot of beautifully appointed accommodation
- Delightful lawned garden, country views and enclosed rear courtyard
- Quality fitted kitchen, central island and accompanying utility
- EPC rating C



THE ACCOMMODATION COMPRISES

From the broad gravelled forecourt, a striking entrance with raised granite threshold, exterior courtesy lighting, quality hardwood front entrance door, and impressive glazed surround opens into:-

VAULTED ENTRANCE LOBBY

A sensational introduction to this superb home! Exceptionally bright, offering a degree of warmth and benefiting from a striking vaulted ceiling with glazed panelling pouring in light, together with hardwood glazed casement doors with matching side panels providing a far-reaching rural outlook over neighbouring fields and countryside beyond. Broad stairwell rising to first floor level with galleried landing, feature panelling and widened at ground floor level for convenience. Further characterful features include exposed stone elevations and ceiling beams. Broad openings into the kitchen/dining room and ground floor hallway. Two column radiators, contemporary washed oak-effect flooring, pendant light over stairwell.

HALLWAY

Quality oak doors providing access to the integral garage, study and guest bedroom. Vertical column radiator, continuation of washed oak-effect flooring, inset downlights, exposed stone wall. Fitted bespoke built-in coat and shoe storage unit.

STUDY

Tiled flooring, stripped timber door to cupboard with slatted shelving. Column radiator, workbench with open storage under. Strip lighting, recessed double glazed window. Stable door with obscure glazed panes onto the rear enclosed courtyard garden.

GUEST BEDROOM

Currently used for work purposes yet offering the possibility of being a convenient ground floor guest bedroom. Broad glazing to rear elevation, wall lights, column radiator, ceiling light.

Square opening from the entrance lobby with step up leads into the:-

KITCHEN/DINING ROOM

Spanning the full depth of the property and very much the 'hub' of the house, a double aspect social, family room, with stylishly appointed panel-effect kitchen incorporating deep island providing breakfast bar feature and plentiful space for dinning set opposite offering pleasant views via glazed casement doors to unspoilt countryside.

DINING AREA

Glazed casement doors to front aspect allowing access into the lawned garden with far-reaching rural views, built-in open book shelving, further built-in storage with shelving. Column radiator, inset downlights, exposed beamed ceiling. Washed oak-effect flooring, square opening into the living room.

KITCHEN AREA

Beautifully appointed, in keeping with the character and features of the property, comprehensively fitted with a range of light grey panelled units, boasting a variation of pan drawers, cupboards, shelving and central island with

breakfast bar and pendant lighting. All adorned with quality polished stone worksurface, together with fully tiled splashback to ceiling height. Inset butler sink with mixer tap. Range of Neff appliances include wi-fi controlled oven and grill, five-ring induction hob with extractor unit over, Kenwood dishwasher and space for American-style fridge/freezer. Broad display unit with glass shelving and further storage cupboards either side. Continuation of washed oak-effect flooring, part obscure glazed rear stable door providing access onto the enclosed rear courtyard garden, four pane window set adjacent. Column radiator, quality oak door to utility room and WC.

LIVING ROOM

A cosy yet substantial room with freestanding log-burner set on a granite hearth with red brick backsplash and exposed flue. Recessed glazed hardwood doors providing access onto the patio and garden with views over neighbouring fields and countryside beyond. Full height feature panelling to one wall, two column radiators, continuation of washed oak-effect flooring.

UTILITY ROOM

Set off the kitchen and well appointed with a range of gloss handles-less units set above and below a granite-effect worksurface, including inset stainless steel sink and mixer tap, open shelving, inset downlights, space and plumbing for washer/dryer (in stack). Continuation of washed oak-effect flooring, feature panelling to one wall, recessed and obscure glazed casement window with deep sill. Part vaulted ceiling, obscure pane fixed window, wall mounted Danfoss heating thermostat. Oak door opening into:-

WC

Continuation of washed oak-effect flooring, inset downlights, extractor fan. Dual flush WC, column radiator, feature contemporary tile-effect to one wall.

FIRST FLOOR

SPLIT LEVEL LANDING

Galleried to the entrance lobby below, particularly light and bright with exposed stone wall providing an opening with two steps down to a lower landing. Quality oak doors provide access to all bedrooms and family shower room. Storage cupboard with shelving, airing cupboard with hanging rail and unvented hot water cylinder. Three pendant lights, column radiator.

PRINCIPAL BEDROOM

An outstanding principal bedroom suite with bright double aspect via glazed Juliet balcony feature to front elevation, matching side panels and superb far-reaching countryside side views over neighbouring fields, towards the Argal Reservoir and beyond. Further four pane double glazed window to side elevation. Vaulted ceiling with central beam and pendant light. Vast array of fitted panelled wardrobe and drawer units providing extensive storage. Feature panelling to rear wall. Quality oak door to:-

EN-SUITE SHOWER ROOM

A beautifully appointed and well designed shower room with natural tiling throughout to floor and walls. Walk-in double width shower with rainfall-style shower head, wall mounted



controls and ancillary showerhead, broad floating vanity unit with oval sink and mixer tap, low flush WC with concealed cistern. Broad recess with mirror and tiled display shelf, floating cupboard units. Obscure glazed four pane window, inset downlights, heated towel rail.

BEDROOM TWO

Another well proportioned double bedroom, with vaulted ceiling, painted beam and pendant lighting. Four pane casement window to rear elevation, column radiator. Mezzanine storage level with access to loft storage. Space-saving sliding door to a walk-in dressing area with built-in shelving, inset downlights, washed oak-effect flooring and part obscure glazed casement window to rear elevation.

BEDROOM THREE

A deep double room, with skylight providing pleasant views across neighbouring countryside. Exposed and painted ceiling beam, two ceiling lights, radiator. Tall obscure fixed window borrowing light from landing, corner cupboard with hanging rail and shelving.

BEDROOM FOUR

Two skylights with window shutters, exposed ceiling beam, two ceiling lights. Radiator, recess with shelving, stripped timber door to built-in cupboard.

BEDROOM FIVE

Neutrally decorated and with feature panelling to one side, high level obscure window, skylight providing delightful views over neighbouring fields and countryside beyond. Painted and exposed ceiling beam, column radiator, ceiling light.

FAMILY SHOWER ROOM

Another fine and well appointed shower room, neutrally tiled throughout and contemporary in feel, vanity unit with dual flush WC, inset sink with mixer tap and cupboard under, broad walk-in shower with glass side panel, wall mounted controls and rainfall-style shower. Heated towel rail, inset downlights, skylight and corner cupboard with slatted shelving. Tiled flooring extractor fan.

INTEGRAL GARAGE

Timber swing doors. Light, power, workbench and ancillary cupboards and drawers. Four pane window to side elevation, painted timber door to rear providing access onto the enclosed rear courtyard garden. EV charging point, integral door leading to hallway and further door providing access to:-

BOILER ROOM

A useful galley-style storage room, incorporating floor mounted Worcester oil fired boiler providing domestic hot water and heating, built-in timber shelving. Strip lighting, electrical consumer unit.

THE EXTERIOR

REAR COURTYARD GARDEN

Laid to low maintenance brick pavia and gravel, with a raised area of decking suitable for garden furniture, enclosed throughout by timber fencing providing a degree of privacy and shelter for those with pets and children. Exterior lighting, water tap. A level and pleasant sitting-out space spanning the width of the property, offering plentiful sunlight, together with raised planted borders. To the far side, a pedestrian

gate leads to the front driveway, with a further rear timber garden gate giving way to an enclosed section with oil tank and pedestrian right of way to the neighbouring property (Number 2 Lamanva Barns). Passageway beyond leading onto a communal rear access lane, used for surrounding properties giving way to the main road through Lamanva.

FRONT GARDEN

A nicely proportioned, level and deep lawn, with established borders enclosed by timber fencing, with the backdrop of open fields beyond and views across open countryside. Accessible via casement doors from the living and dining areas and capturing plentiful sunlight throughout the day. Part gravelled section allowing level sitting-out space, two timber gates provide pedestrian access onto the:-

GATED DRIVEWAY AND FORECOURT

A five-bar gate opens from the roadside leading down into a broad and extensive gravelled forecourt, providing plentiful parking. Once again enclosed by fencing and established hedging.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Oil fired central heating.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





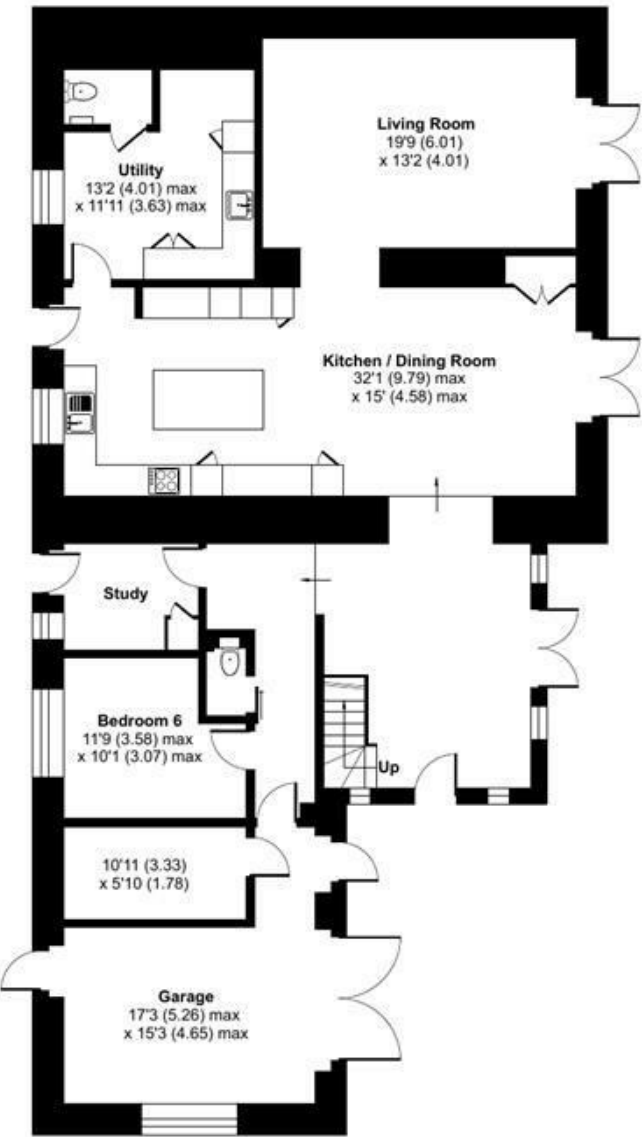


Floor Plan

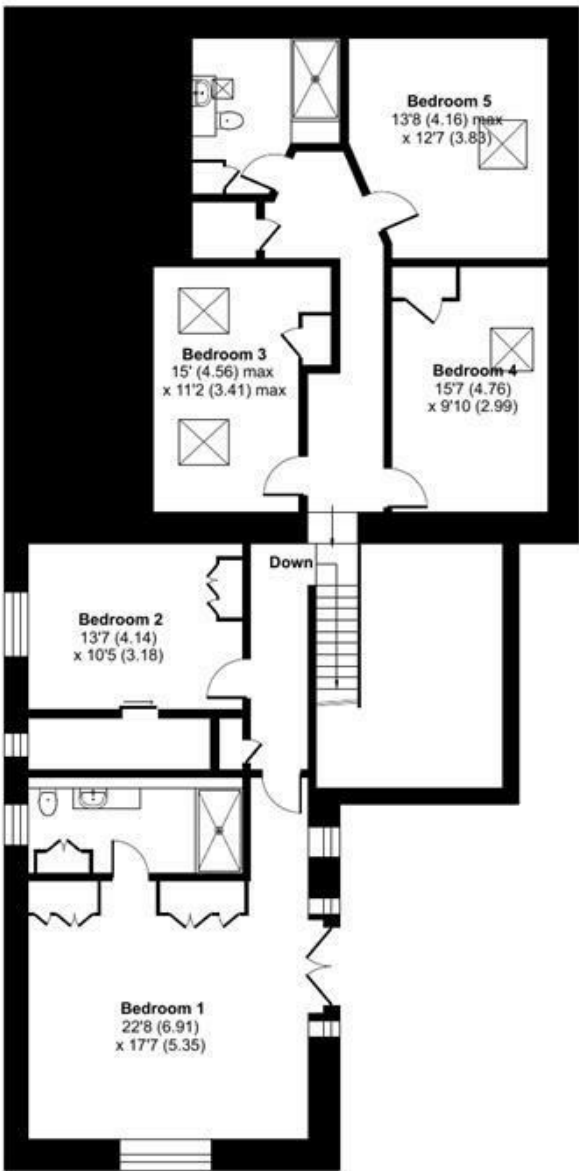
Lamanva Barns, Lamanva, Penryn, TR10

Approximate Area = 3336 sq ft / 309.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhcom 2026. Produced for Laskowski & Company. REF: 1472844