

LOWER DEMESNES

Lostwithiel



THE PROPERTY SHOP







Lostwithiel
£1,295,000
GUIDE PRICE

Lower Demesnes

FOR SALE

PROPERTY TYPE

 Farmhouse

BEDROOMS

 4

BATHROOMS

 2

LOCATION

 Lostwithiel

EPC RATING

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- OPPORTUNITY TO CONTINUE THREE SUCCESSFUL HOLIDAY LETS / MULTI-GENERATIONAL LIVING
- PICTURESQUE RENOVATED FARMHOUSE WITH FOUR BEDROOMS
- FLEXIBLE SPACIOUS ACCOMODATION
- LARGE LIVING/DINING ROOM/BREAKFAST ROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- WELL TENDED GARDENS
- COZY SNUG
- SPACIOUS UTILITY ROOM
- THREE DOUBLE BEDROOMS IN THE MAIN HOUSE, ONE WITH EN-SUITE
- ONE SINGLE BEDROOM, CURRENTLY AN OFFICE
- FAMILY BATHROOM
- OPEN FIELDS AND ORCHARDS





Lower Demesnes – Main House

Four Bedrooms . Two Bathrooms

Situated on the outskirts of Lostwithiel, Lower Demesnes is as peaceful and picturesque as its surroundings. The properties sit within just over 9 acres of well-maintained gardens and open fields and orchards. The main residence is a beautifully renovated farmhouse full of charm and period features. In addition, there are **three** further cottages, currently operating as successful holiday lets.

The Main House

Full of character and original features—including beamed ceilings and charming rustic details—this property has been a much-loved family home for many years. The ground floor features a spacious kitchen, a generous dining room that opens into the large living room, and a cozy snug complete with a log burner, perfect for those colder evenings. This floor also features a utility room and WC for added convenience.

Upstairs, the property continues to impress, offering three well proportioned double bedrooms, one of which benefits from en suite shower facilities. Most rooms enjoy peaceful views over the surrounding land and feature built-in storage cupboards. This floor also includes a spacious family bathroom and a versatile office, which could serve as a fourth bedroom if desired.

Outside, the property continues to impress with its beautifully maintained surroundings. A low-maintenance pebbled area provides a wonderful space for outdoor seating—an ideal spot to relax, dine, or simply take in the tranquil setting. A small outbuilding offers convenient storage for garden tools or outdoor equipment. In addition, the property benefits from a generous driveway with ample space to accommodate several vehicles.

Main House



Main House





Roosters Cottage

Two Bedrooms . One Bathroom

Currently operating as a successful two-bedroom holiday let, this charming cottage is beautifully maintained and presented to a high standard, making it an excellent investment opportunity or a peaceful personal retreat.

Split over two floors and accessible from the main house, the accommodation features a spacious open-plan layout that seamlessly combines a well equipped kitchen with a comfortable and inviting living area—ideal for relaxing or entertaining. Two modern bathrooms are conveniently positioned, along with two well-proportioned double bedrooms that offer plenty of space and comfort.

Outside, a large private patio provides a superb spot to soak up the Cornish sunshine or enjoy al fresco dining, adding to the cottage's overall appeal.

Roosters Cottage



Main House & Roosters Cottage Ground Floor



Main House & Roosters Cottage First Floor





Byre Cottage

One Bedroom . One Bathroom

This well-maintained holiday cottage offers a peaceful countryside retreat and is an ideal opportunity for buyers seeking a successful holiday let or a private escape.

The open-plan kitchen, dining, and living area is made especially inviting by a cosy log burner—perfect for creating a warm and welcoming atmosphere.

The property features one comfortable double bedroom and a modern bathroom, all designed to make the most of the space. With private parking and a strong history of guest bookings, it's a standout option for those looking to invest in established holiday homes.

Byre Cottage





Wagon House

One Bedroom . One Bathroom

Beautifully presented throughout, Wagon House offers a bright and spacious open-plan living area along with a generously sized double bedroom, providing comfortable and stylish accommodation.

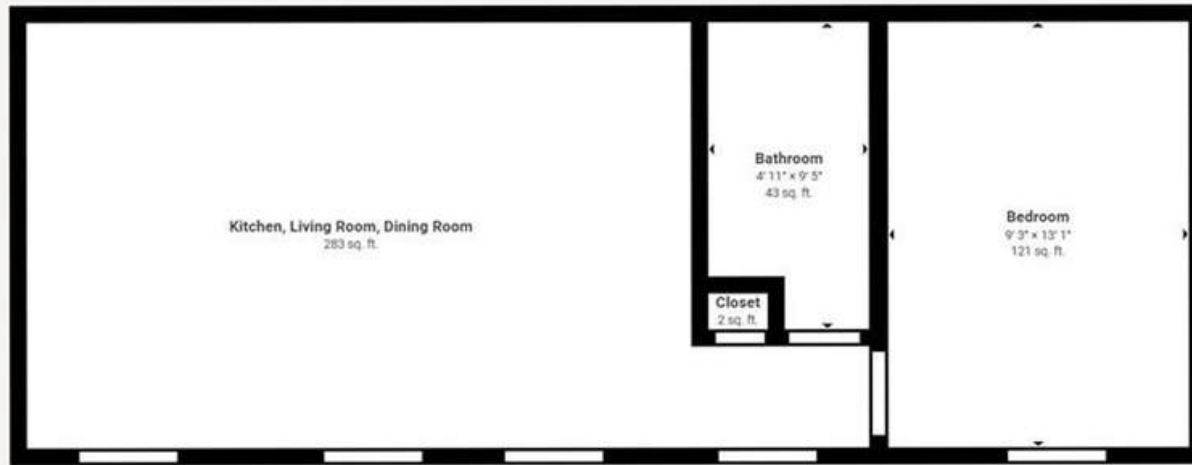
The cottage is fully equipped and tastefully furnished, ready to welcome guests for another successful holiday season. It also features a private garden patio—ideal for outdoor dining, morning coffee, or simply relaxing in the fresh country air.

Situated alongside two other holiday cottages, Wagon House is a well maintained and appealing option for those looking to invest in three thriving holiday lets in a sought-after location.

Wagon House



Byre Cottage



Wagon House



*Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate.



THE PROPERTY SHOP

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Gardens and Land

The site covers approximately 9 acres of well-tended gardens, open fields, and orchards. This generous landscape offers excellent potential for those looking to generate additional income—whether through development (subject to planning consent) or by embracing a more self-sufficient lifestyle. Its varied terrain lends itself to multiple uses, including agriculture, equestrian pursuits, or the addition of further holiday accommodation. There are superb outriding opportunities along quiet country lanes and nearby sheltered trails.

Extending from both the side and rear of the property, the land at Lower Demesnes offers space, privacy, and a wealth of possibilities. Accessed via a separate lane at the rear of the property are a substantial stable and a large workshop, the latter offering excellent potential to be converted into a second stable. Both buildings are generously proportioned and, in our opinion, are capable of accommodating larger horses or could easily be adapted for a range of small livestock, such as goats, sheep or poultry, making them ideal for those seeking an equestrian or smallholding lifestyle.

Schools: Lostwithiel Primary School. Bodmin secondary school with sixth form. Callywith College. St. Winnow C of E School

Transport Links: Lostwithiel Railway Station a 5-minute drive. A30 an 8-minute drive. Bodmin Parkway 15 minute with direct link to schools and commerce in Truro, Plymouth and Exeter

Directions: Sat Nav PL22 0HX

What3Words: ///mega.snipped.victor

Local authority: Cornwall Council

Council Band: B

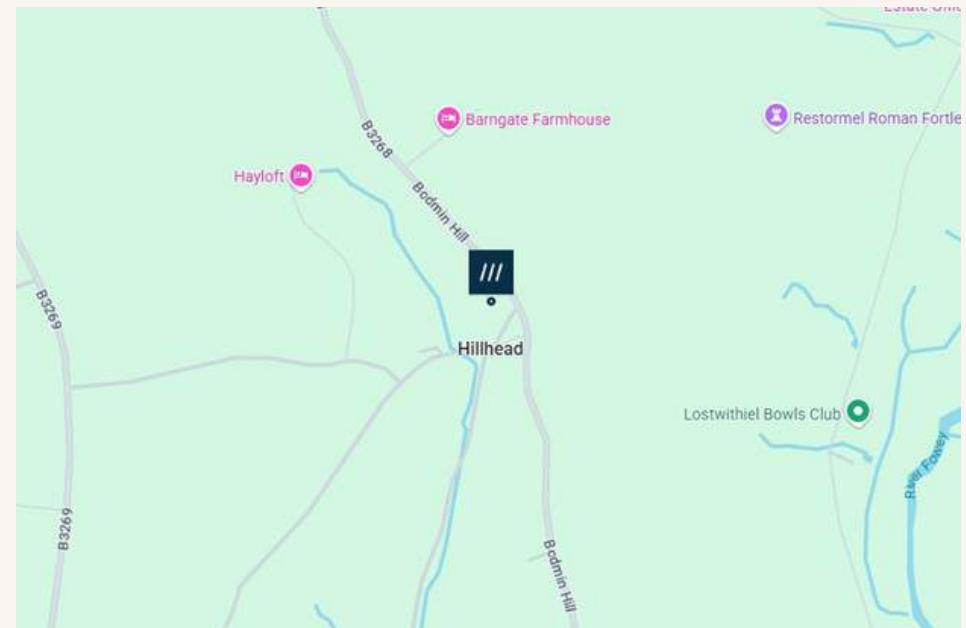
Tenure: Freehold

Services:

Heating: Ground source heat pump for the main house and the two attached holiday cottages. Wagon House is gas heating

Water: Spring water (2000 gallon reservoir) twin pump pressure system to supply all properties. UV cleaning and water tested on an annual basis.

Drainage: Twin chamber septic tank



VIEW PROPERTY ONLINE



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