

BRUNNION BARN

Lelant Downs, Hayle, TR27 6NT

Price: £1,200,000



CROSS ESTATES

www.crossestates.co.uk

Tucked away in one of West Cornwall's most picturesque rural settings, Brunnion Barns presents a rare and exciting opportunity to acquire an established and highly successful holiday letting business or a versatile multi-generational family home. This unique collection comprises a charming detached two-bedroom character barn alongside a substantial property currently arranged as two spacious two-bedroom holiday let units, offering exceptional flexibility for a variety of lifestyles and investment opportunities. Set within beautiful mature gardens and enjoying the peace and tranquillity of its idyllic countryside surroundings, the property also benefits from ample parking, a garage with workshop and an abundance of character throughout. Whether you're looking to continue a thriving holiday let enterprise, create a wonderful home for an extended family, or simply embrace a stunning rural lifestyle, Brunnion Barns offers an opportunity that is seldom available. Early viewing is highly recommended.

Brunnion House and Cottage



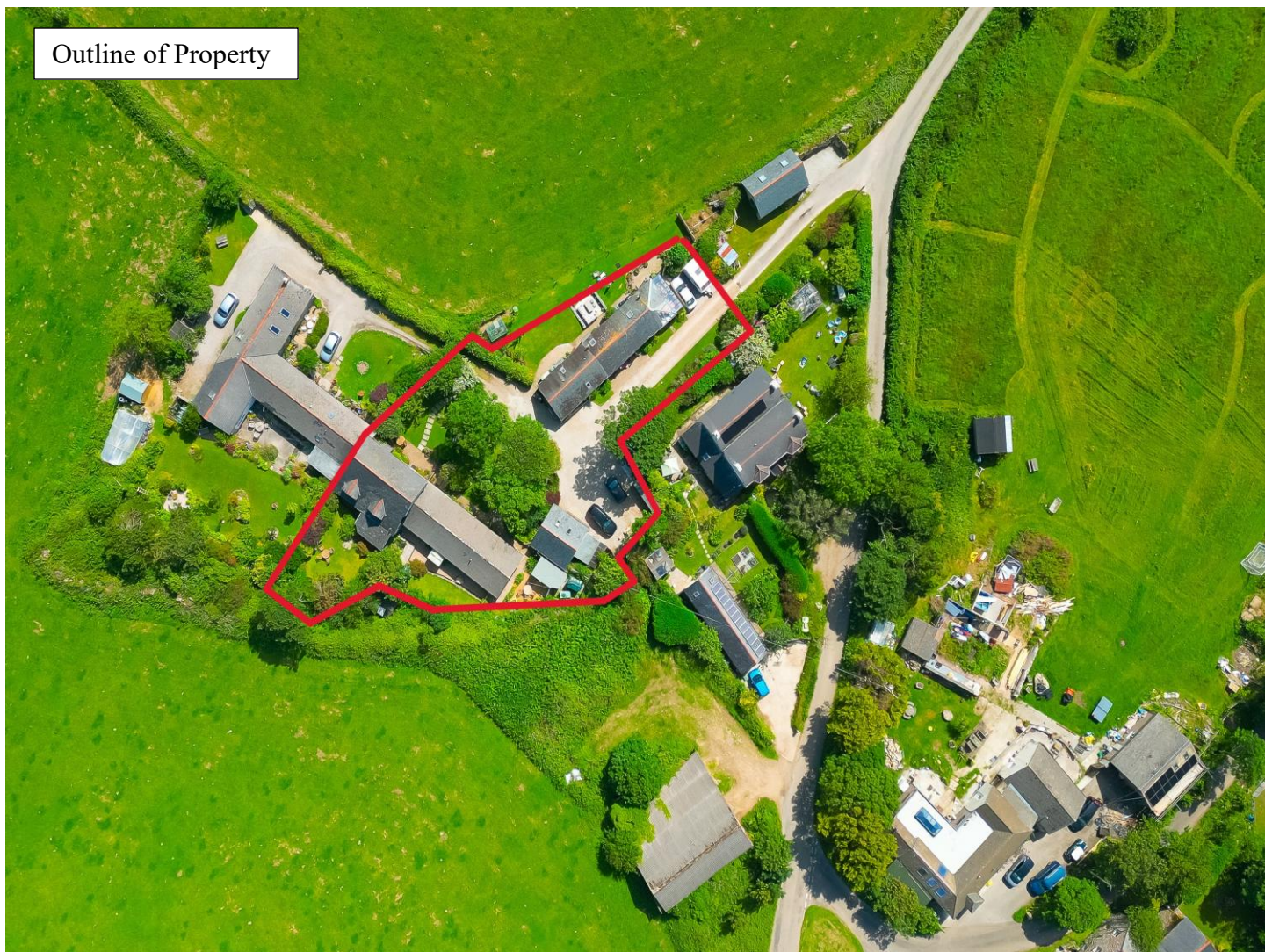
Rear of Barn



Barn Lounge



Outline of Property



Brunnion Barns enjoys a wonderfully peaceful setting in the heart of the West Cornwall countryside, surrounded by rolling farmland and a landscape steeped in the area's rich mining heritage. Tucked away within the tiny hamlet of Brunnion, this idyllic location offers a true sense of escape while remaining conveniently close to many of Cornwall's most sought-after destinations. Just a short distance away is the village of Lelant, with its popular golf course, local pub and railway station providing links to nearby St Ives and St Erth. The world-renowned harbour town of St Ives is approximately four miles away, offering an outstanding selection of beaches, independent shops, galleries, restaurants and cafés, along with its vibrant arts scene and picturesque harbour. The surrounding countryside is perfect for those who enjoy walking, cycling and exploring, with numerous footpaths, bridleways and historic mining trails right on the doorstep. Combining rural tranquillity with excellent access to the coast and nearby towns, Brunnion Barns offers an exceptional opportunity to enjoy the very best of West Cornwall living.

DESCRIPTION

Brunnion Barns presents an increasingly rare opportunity to acquire a truly versatile collection of character properties in one of West Cornwall's most idyllic rural settings. Whether you're searching for a lifestyle change, an established holiday letting business, multi-generational living, or simply a wonderful family home with income potential, this unique offering has the flexibility to suit a wide variety of buyers. At the heart of the property is a beautifully converted detached barn, currently

occupied by the present owners, offering charming two-bedroom accommodation full of warmth and character. Exposed beams, original features and thoughtfully designed living spaces combine to create a welcoming home that perfectly complements its peaceful countryside surroundings. Alongside the barn is a substantial character property that has been sympathetically arranged as two spacious and individual two-bedroom holiday cottages. Both have been successfully operated as holiday lets, providing an excellent income stream while retaining the flexibility to be reconfigured, subject to any necessary consents, should a purchaser wish to create a larger family home or adapt the accommodation to suit their own requirements. The grounds are equally impressive, with beautifully established and mature gardens providing a delightful setting in which to relax and enjoy the tranquillity of the surrounding countryside. Lawned areas, colourful planting and peaceful seating spaces create a wonderful outdoor environment for both owners and guests alike. Further enhancing the appeal is a detached garage with a useful room above, offering excellent potential as a home office, studio, hobbies room or additional ancillary space, subject to any necessary permissions. A charming summer house provides another peaceful retreat within the gardens, while ample off-road parking comfortably serves the properties and their visitors. Brunnion Barns is a property where lifestyle and opportunity come together. With its wealth of character, adaptable accommodation, established holiday letting credentials and stunning rural setting, it offers enormous potential for a

range of future uses, making it an exceptionally rare opportunity in today's market.

THE BARN

Beautifully converted and brimming with charm, The Barn is a wonderful example of how traditional character can blend seamlessly with modern-day comfort. From the moment you step inside, the warmth and individuality of this delightful home is immediately apparent, with exposed timbers, vaulted ceilings and carefully chosen natural materials creating a welcoming and relaxed atmosphere throughout. To the rear beautiful rural views are afforded up to Trencrom and looking up along the North Coast

ENTRANCE AND SITTING ROOM

Entering through the front door, you are welcomed into a stunning sitting room that immediately showcases the barn's unique character. Reclaimed natural wood floorboards, impressive open vaulted ceilings with exposed rafters and beams, and an abundance of natural light combine to create an exceptional living space. Double doors open directly onto a delightful seating terrace, perfectly positioned to enjoy the peaceful gardens and uninterrupted views across the surrounding countryside. A corner wood-burning stove provides a wonderful focal point and creates a cosy atmosphere during the cooler months, while a useful mezzanine storage area adds further practicality without detracting from the room's charm, this could also be used as an occasional sleeping area for guests.

KITCHEN

Flowing naturally into the beautifully appointed farmhouse-style kitchen, thoughtfully designed with an excellent range of base and wall units complemented by granite worktop surfaces. There is ample preparation space, room for a large range-style cooker, an inset sink unit and plenty of storage, making it a practical yet attractive room for everyday living.

GARDEN ROOM / DINING ROOM

Steps down from the kitchen is a truly delightful garden room, currently utilised as both a sun room and occasional dining area. This bright and inviting space benefits from a partially glazed roof, opening windows and double doors leading directly into the gardens, allowing the outside

to become part of the home. A further entrance door provides additional access, while a charming corner log-burning stove ensures the room can be enjoyed comfortably throughout every season. From here, beautiful rural views provide a constantly changing backdrop throughout the year.

INNER HALLWAY

From the sitting room, a small flight of steps rises to the inner hallway, giving access to both bedrooms and the shower room.

BEDROOMS

Both bedrooms are generous double rooms, continuing the same high standard of presentation and sympathetic character found throughout the property. Featuring exposed beams, attractive finishes and pleasant outlooks over the surrounding gardens and countryside, they offer peaceful and comfortable accommodation that perfectly complements the barn's rural setting.

SHOWER ROOM

The stylishly appointed shower room has been finished to a high standard and comprises a large walk-in shower enclosure, close-coupled WC and a ceramic wash hand basin set within a contemporary vanity unit. A stainless steel heated towel rail, Velux roof window and tasteful finishes complete this modern and well-equipped space.

OUTSIDE

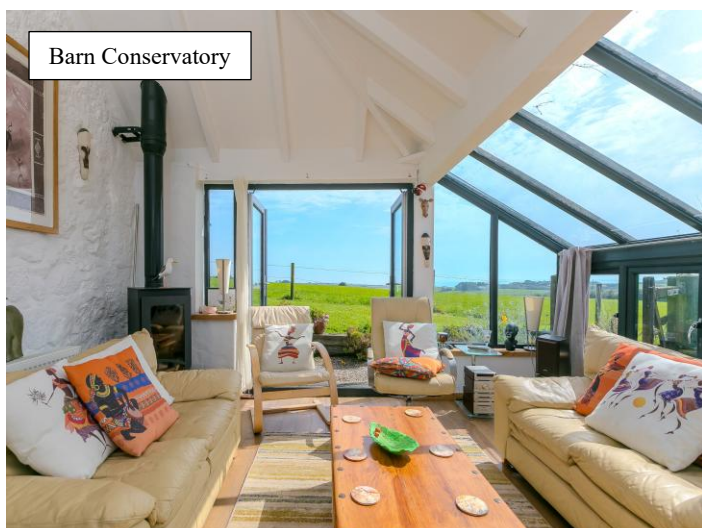
To the side of the property there are 2 off road parking spaces and gate access to the rear. The gardens border open fields / farmland while the vendors have created a superb seating area with glazed sides, a space to enjoy the morning or evening sun and enjoy the rural views.

CONCLUSION

The Barn successfully combines timeless character with modern comfort, creating an exceptional countryside home full of warmth, personality and charm

THE HOUSE

Brunnion House and cottage are wonderfully versatile character homes that have been thoughtfully arranged to provide two highly regarded and successful holiday letting cottages. Beautifully maintained by the current owners, both enjoy their own individual character while



Barn Main Bedroom



sympathetically blending original features with modern comforts. The accommodation offers exciting flexibility for future owners, whether continuing the successful holiday letting business, accommodating extended family, or, subject to any necessary consents, reconfiguring the property to create one substantial country residence.

ACCOMMODATION ONE

Accessed via its own private entrance, the first cottage offers spacious, single-level accommodation, making it particularly suitable for those seeking step-free living. An inviting entrance hallway provides access to all principal rooms, including two generous double bedrooms and a well-appointed shower room with large utility cupboard. At the heart of the cottage is a superb open-plan sitting and dining room, where exposed granite walls sit beautifully alongside modern décor to create a warm and welcoming atmosphere full of Cornish charm. French doors lead directly onto an enclosed courtyard garden, providing a private space for outdoor dining and relaxation, while beyond lies a beautifully established side garden complete with a timber summer house and an abundance of mature shrubs and planting. The ease of single-level accommodation also makes this an excellent option for guests with reduced mobility.

ACCOMMODATION 2

The second cottage offers even more generous accommodation, arranged over two floors and full of impressive character features. A welcoming entrance hall leads through to a spacious family kitchen, conservatory and dining room, a room clearly designed as the social heart of the home. Offering extensive worktop space, ample storage and room for a large dining table, it is perfectly suited to entertaining family and friends. Doors open directly onto the private rear gardens, seamlessly connecting the interior with the beautiful outdoor

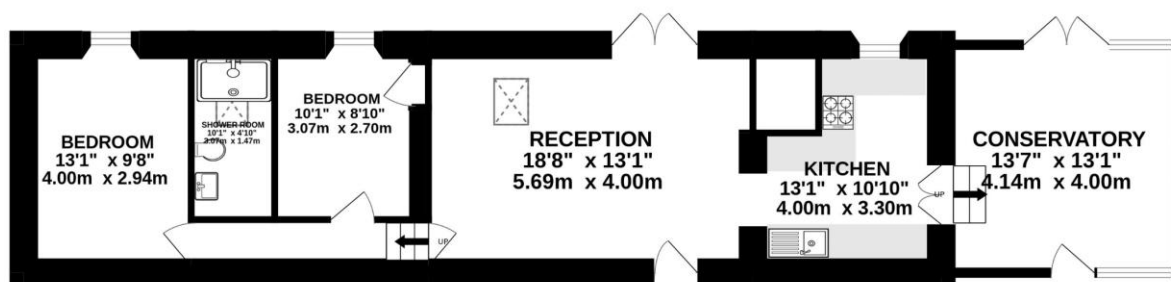
surroundings. Also on the ground floor are two excellent double bedrooms together with a beautifully updated family bathroom, finished to a high standard with quality contemporary fittings. A staircase rises to what is undoubtedly one of the property's most spectacular features. The first-floor sitting room is a truly stunning space with a magnificent vaulted ceiling, exposed timbers and windows to both the front and rear that flood the room with natural light. One charming balcony frames glorious rural views across the surrounding countryside, while an open fireplace creates a cosy focal point during the winter months. It is a room with genuine character and an undeniable 'wow' factor.

OUTSIDE

The gardens surrounding Brunnion House are a real delight, lovingly established over many years with mature trees, colourful shrubs, flowering borders and well-maintained lawns that provide colour and interest throughout the seasons. Numerous seating areas allow owners and guests alike to enjoy the peace and privacy of this idyllic rural setting. A detached garage benefits from power and lighting and is complemented by a useful first-floor room, offering exciting potential for a home office, studio or hobbies room, subject to any necessary permissions. Additional parking is available immediately in front of the garage, while the overall property enjoys ample parking for residents and visitors alike. There is also a workshop, timber store and several useful sheds. Please note there is a vehicular right of access serving a neighbouring property, as is common with many rural properties, allowing access beyond Brunnion Barns

The Barn

GROUND FLOOR 866 sq.ft. (80.4 sq.m.) approx.

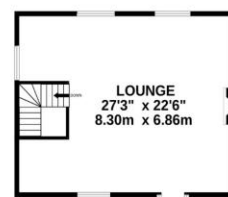
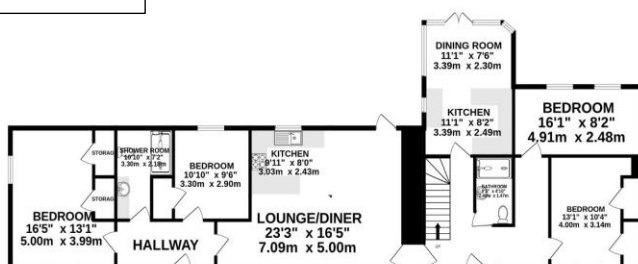


TOTAL FLOOR AREA : 866 sq.ft. (80.4 sq.m.) approx.
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Brunnion House and Cottage

GROUND FLOOR
1721 sq.ft. (159.8 sq.m.) approx.

1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



GARAGE
16'5" x 15'3"
5.01m x 4.66m

TOTAL FLOOR AREA : 2299 sq.ft. (213.6 sq.m.) approx.
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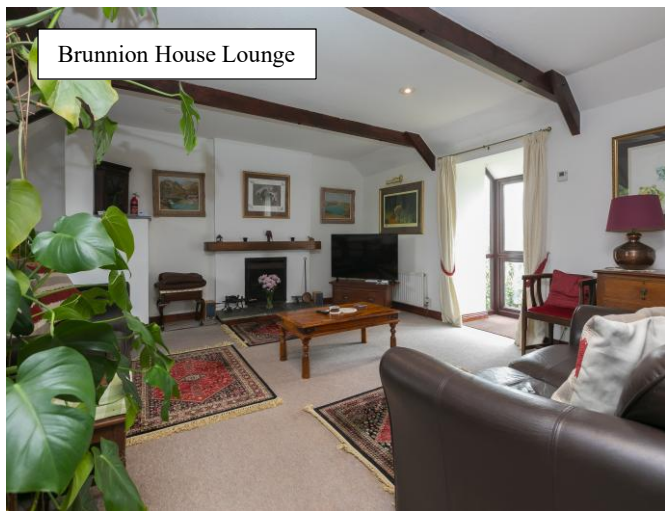
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Brunnion House Lounge



Cottage Kitchen



Brunnion House Conservatory



Brunnion House Kitchen



Brunnion House Garden



Garage / Office

