

Rohrs & Rowe

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Pelyn Barn Place Lostwithiel, PL22 0JG

Guide price £850,000

This beautifully crafted home has been constructed and is presented to an exceptionally high specification throughout. It enjoys outstanding far-reaching countryside views across miles of rolling open countryside and sits within approximately 0.7 of acres of gardens and grounds, complete with superb outside entertaining areas and extensive parking.

Set in an elevated position overlooking a designated Area of Outstanding Natural Beauty, the property is a handsome and highly individual home of exceptional quality, constructed in 2010 to a very high standard.

From the outside, it is genuinely difficult to believe the property was built so recently. Its granite and stone façades and local slate roof allow it to blend seamlessly into the surrounding landscape, giving it the appearance of a far older, established characterful home. Beneath this timeless exterior lies intelligent modern engineering, including a steel-frame structure which allows for an incredibly generous, fully open-plan first floor living space with superb double height vaulted ceilings and exposed timber A-frames. The result is a rare and beautiful combination: a home that feels solid and substantial, yet light and airy, contemporary in its layout while retaining warmth and character.

Built to an exacting specification throughout, this impressive property also includes underfloor heating powered by a ground source heat pump, mechanical heat recovery ventilation, solar thermal hot water, rainwater harvesting and triple glazing.

The 0.7 of an acre of grounds includes the driveway and enjoys some of the most spectacular rural views in the area, with open countryside stretching southwards for miles towards St Austell Bay in the distance.



Property

The accommodation is thoughtfully arranged over three floors, offering both flexibility and architectural interest.

The ground floor comprises a spacious and welcoming entrance hall, setting the tone for the quality and scale found throughout the home. There are two generously proportioned en-suite bedrooms on this level, one of which benefits from a walk-in wardrobe and French doors open onto the large southerly patio area, allowing for an abundance of natural light and an easy connection to the outside space. An excellent L-shaped utility room provides practicality and direct access to the rear garden, and a separate WC completes the ground floor accommodation.

The first floor forms the spectacular heart of the home, a breathtaking open-plan kitchen, dining and living space occupying the entire level. A dramatic gallery effect is created by elegant wooden balustrades and a soaring double-height vaulted ceiling with exposed A-frame beams, lending both volume and architectural presence to the room. Carefully positioned quadruple-aspect glazing floods the space with natural light while perfectly framing the surrounding rolling countryside views.

The kitchen is both stylish and highly functional, featuring elegant cream cabinetry, warm woodblock work surfaces and flagstone-style slate flooring. Thoughtfully arranged around an impressive central island with breakfast bar, it provides a natural gathering point for family and guests alike. A striking black range cooker creates a bold focal point, anchoring the space with character and charm.

The kitchen flows seamlessly into the dining and sitting areas, where a wood-burning stove introduces warmth and ambience, making this an exceptional setting for both lively entertaining and relaxed everyday living. The sitting area is very spacious and provides plenty of room for sofa and chairs and television, with southerly facing windows overlooking the sun terrace below. A cloakroom on this level adds further convenience.

The lower-ground floor provides additional versatile accommodation, currently arranged with a bed in it but equally could be used as a hobby room, studio, home office or gym. This flexible area enhances the overall adaptability of the home and offers excellent potential for modern lifestyles. A separate plant room is also located on this level.

Lapsed planning consent was granted in 2018 for a ground and first floor extension to provide two additional en-suite bedrooms.

Gardens & Grounds

The property is approached via a long driveway leading to a generous gravel parking and turning area, providing space for multiple cars, vehicles, a boat or recreational vehicles and equipment. There are sizeable lawned areas surrounding the parking area. Steps lead onto a pathway leading to the front door. To the side is a 5-bar gate providing access to the rear garden.

The rear gardens are laid predominantly to lawn with some established planting

and mature trees. There is a concrete outbuilding and timber workshop/shed. To the southerly side of the house is a substantial paved terrace/patio area, forming a particularly appealing and well-sheltered walled courtyard and entertaining space. Beneath a metal louvred pergola sits a feature six-person hot tub, together with a wall-mounted television housed within a weatherproof enclosure — which all combine to create an exceptional outdoor entertaining environment. There is also a shower/changing room with WC.

Location

Known as Fowey Cross "the gateway to Fowey" the property occupies a highly convenient yet rural position in south Cornwall, located close to Fowey and the south coasts beaches yet offering exceptional accessibility across the county. The village of Lanlivery is just moments away, with an excellent pub The Crown Inn, there's a superb farm shop and there is a well regarded junior school too. The historic stannary town of Lostwithiel, just 2 miles away, is one of Cornwall's most charming small towns. It provides a mainline railway station on the Penzance to London Paddington mainline route, a well-regarded primary school, a thriving community, and a delightful range of independent shops, cafés, restaurants and pubs, alongside everyday amenities including a Co-op.

The harbour town of Fowey is within easy reach and is widely regarded as one of Cornwall's most desirable coastal destinations. Renowned for its sailing waters, estuary walks and vibrant year-round atmosphere, Fowey offers excellent restaurants, boutique shops and waterside cafés, as well as access to stunning coastal scenery.

Polkerris Beach, just a short drive away, is a highly regarded south coast beach offering safe swimming, water sports, and two popular beachside restaurants. The South West Coast Path is also easily accessible, providing some of the most spectacular walking in the region.

The A390 provides convenient access to St Austell and Truro to the south or Plymouth to the north. The A30 dual carriageway is accessible at Bodmin, where there is a dual carriageway all the way to the M5 motorway at Exeter. Newquay Airport is approximately 40 minutes by road, while the cathedral city of Truro is also around 40 minutes.

Services

3-phase mains electricity, mains water, telephone, private drainage. Ground source heat pump and underfloor heating. Mains gas is to the property but not connected.

EPC Rating: D

Council Tax Band: E



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-23
B	81-91	B	24-39
C	69-80	C	40-49
D	55-68	D	50-57
E	39-54	E	58-65
F	13-38	F	66-77
G	1-12	G	78-100



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