



**STAGS**

Penwith Barns



# Penvith Barns

St Martin, Looe, PL13 1NZ

Plymouth Centre 21 miles Looe 4 miles A38 6 miles

- Extremely Successful Luxury B&B
- 2.5 Acres
- Extensive Accommodation
- Rich in History
- Offering Huge Potential
- Would Perfectly Suit an Extended Family
- Close to the Coast and Beaches
- Fantastic Rural Views

**Guide price £775,000**

## SITUATION

This fabulous property sits neatly in a tranquil and peaceful location on the rural outskirts of the pretty fishing village of Looe, in the forgotten corner of South East Cornwall. This deeply interesting and unusual house occupies a prominent position and is an island of privacy and tranquillity. The stunning coastline close by and visible from the parts of the garden, is beautiful and unspoilt and easily accessible via the South West Coast Path and with substantial areas of ownership held by the National Trust providing a protected environment. Everyday amenities can be met in Looe with many small shops, restaurants, galleries and pubs together with a small fishing fleet. There is a branch line linking Liskeard on to Penzance and Paddington. More comprehensive needs are met by the local market town of Liskeard which has all the amenities expected from a thriving busy market town.

The area is a true haven for yachtsman and water sport devotees, with moorings available in Looe Harbour as well as sea fishing and fresh water fishing nearby, complimented by a temperate year-round climate. Inland from the coast there are plenty of historic wooded valleys to explore. A few miles inland is Looe Golf Club, an 18 hole golf course that was designed by the six times British Open champion, Harry Vardon. The championship course at St. Mellion, designed by Jack Nicklaus, is just 16 miles away

## DESCRIPTION

Efficiently run today as luxury holiday accommodation, which provides a generous income whilst maintaining the privacy of a main residence, Penvith Barns represents a truly wonderful lifestyle investment. Although it could easily also provide accommodation for a growing or extended family.

There is a long and fascinating history to this wonderful property possibly incorporating royal connections. Today the Barns boasts the remains of a 13th century water wheel pit, which you can see under a glass floor in the office. Local legend suggests this was connected to a smugglers tunnel running from still



An extremely successful B&B business, located in a fabulous position with stunning views







awaiting discovery. Today the present owners have thoughtfully and meticulously decorated and furnished to a high standard whilst encapsulating the relaxed country feel that guests return time and again to enjoy.

For those not wanting to run a successful business, the house offers a wealth of potential with six bedrooms. All rooms have either en-suite bathrooms or shower rooms. The house sits neatly in 2.5 acres of pasture with useful outbuildings and offers either an excellent opportunity to acquire an ongoing business or a versatile family home with land.

### ACCOMMODATION

This converted barn is full of intrigue, probably once comprising of shippens and stable with threshing floor and hayloft above. Today it is loosely laid out to comprise of two bedroom reverse level, used as owners accommodation, with four additional bed and breakfast suites. All rooms have either en-suite bathrooms or shower rooms and there is a separate kitchen and dining room for the guests. Dramatically improved by the current owners in their term of ownership, a new custodian is sought who will appreciate the flexibility and income potential available.

Those that think barns are dark compromised spaces will have their mind changed upon crossing the threshold. Upstairs the accommodation is enormously impressive, of particular note is the vast sitting room, which is flooded in natural light by large windows which also allow you to enjoy the far reaching views. A recent extension at this level makes the accommodation work particularly well.

### GARDENS AND GROUNDS

Sitting comfortably in 2.5 acres, the front of the property has a parking area suitable for at least 4 to 5 vehicles from the gated driveway, steps rise to the entrance. A terrace provides a seating area which takes advantage of the superb rural views and sea glimpses, and contain mature shrubs and palms.

To the rear the formal gardens are largely lawned with a terrace area perfect for alfresco dining, and there are a number of useful buildings including greenhouse and summerhouse. Through the garden is the paddock, the main paddock has vehicle access at the far end and is well drained and suitable for grazing. This area of pasture and copse is divided into a series of enclosures and holding pens with Hay and Garden Store and Chicken house.

### SERVICES

Private Drainage. Mains Electricity. Oil. Mains Water. Broadband.

### TENURE

Freehold

### LOCAL AUTHORITY

Cornwall Council

### VIEWINGS AND NEGOTIATIONS

Strictly by appointment through Stags' Plymouth Office: 01752 223933 or Email: [plymouth@stags.co.uk](mailto:plymouth@stags.co.uk).

### DIRECTIONS

Crossing the Tamar Bridge follow the A38 for about 5 miles. At the Trerulefoot Roundabout, turn left signed Looe. After three quarters of a mile, turn right onto the A387, again following signs for the fishing village of Looe. After about 5 miles, Penvith is signposted to the left at No Man's Land village. Continue following the signs to Penvith/Monkey Sanctuary and Penvith Barns will be found on the left half a mile before the Monkey Sanctuary.





These particulars are a guide only and should not be relied upon for any purpose.

Stags

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	

