



Highfield House, Lansallos







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Looe, Cornwall, PL13 2QE

Fowey 4 miles • Looe 6.5 miles • Liskeard 13 miles

A generous rural property offering versatile accommodation to include a four-bedroom main house, attached two-bedroom annexe, garaging, detached barn, sand school and paddock; totalling circa two acres.

- Versatile Family Home
- Two Bedroom Annexe
- Barn with Stabling and Sand School
- Gardens Plus Paddock Totalling Circa 2 acres
- Rural Location Accessable to the Coast
- Far Reaching Countryside Views
- Council Tax Band F
- Freehold

Offers In Excess Of £650,000

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SITUATION

Highfield House occupies an elevated rural position in the beautiful South East Cornwall countryside, enjoying far-reaching views across the surrounding valley and rolling farmland. The property is situated in the small hamlet close to the villages of Lanreath and Pelynt which offer local facilities such as shops/Post Office, public houses and village halls. The historic harbour towns of Fowey and Looe provide a wide range of independent shops, restaurants, waterside cafés and sailing facilities. The surrounding area offers a wealth of walking, riding and outdoor pursuits, with the South West Coast Path and numerous beaches easily accessible.

DESCRIPTION

Highfield House is a substantial reverse-level residence set within approximately two acres of grounds, enjoying an enviable elevated position with delightful views across the surrounding valley. The property offers exceptionally versatile accommodation, comprising a spacious four-bedroom main residence together with a self-contained two-bedroom annexe, making it ideally suited to multi-generational living or potential income generation.

Complementing the residential accommodation is a large integral garage and a detached timber barn with American-style stabling with adjoining sand school and paddock. Enjoying its own independent access and offering potential for a variety of uses, subject to any necessary consents.

ACCOMMODATION

Entering through the front door into a large entrance hall you rise the characterful spiral staircase to the living areas. Designed to maximise its elevated outlook, the principal living accommodation enjoys large windows and sliding doors access you onto the generous balcony allowing you to fully appreciate the surrounding countryside views. Spacious open plan living accommodation includes a sitting room centred around a multi-fuel burner and a dual-aspect dining room. The kitchen/breakfast room is located at the rear of the property and enjoys a range of shaker style fitted cabinetry with solid Oak worktops, integrated appliances and an electric range cooker with gas hob. From the kitchen is access to the rear of the property, a separate utility room and WC, providing practical day-to-day convenience. The rear terrace creates a superb outdoor entertaining area and enjoys a sunny aspect.

The bedroom accommodation is located on the ground floor and comprises four well-proportioned double rooms. The principal suite benefits from a fitted dressing room and modern en-suite bathroom with a walk-in shower. The second bedroom also benefits from an en-suite shower. The family bathroom has been well cared for and is an excellent size.

The self-contained two-bedroom annexe with open plan living space affords its own access as well as an adjoining door from the utility room. An integrated oversized garage provides excellent storage and secure parking which could easily be converted into further accommodation subject to necessary permissions and consents.





OUTSIDE

Entering through a five-bar gate, Highfield is approached via a private driveway leading up to the property with extensive parking for numerous vehicles. The property's plot extends to circa 2 acres which combined with its position creates a wonderful sense of space and privacy. Immediately surrounding the house are attractive level gardens with a variety of ornamental trees and mature shrubs providing ample room entertaining and family enjoyment. Adjacent to the property is the paddock extending to approximately one acre, offering further amenity space and potential for equestrian or smallholding interests. The substantial timber barn sits below the house on an adjacent level site benefiting from its own separate road access and afford power, lighting, and an inspection pit. The barn also incorporates American-style stabling and is complemented by a sand school and offers excellent potential for equestrian use, storage, or potential conversion subject to the necessary permissions and consents.

SERVICES

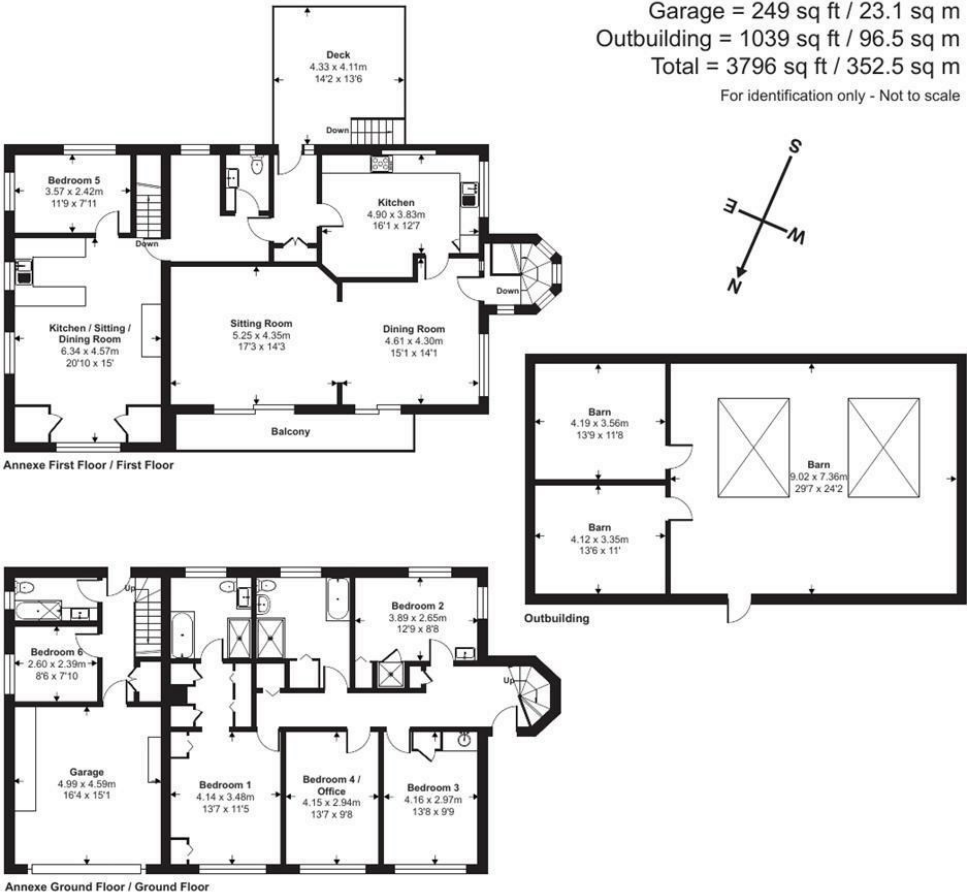
Mains electricity & water. LPG tank for heating/cooking. Log burner in lounge. Private drainage - Septic tank on property.

Based on the latest data at Ofcom Superfast broadband and Mobile coverage from EE & Three at the property.



Approximate Area = 1860 sq ft / 172.7 sq m
Annexe = 648 sq ft / 60.2 sq m
Garage = 249 sq ft / 23.1 sq m
Outbuilding = 1039 sq ft / 96.5 sq m
Total = 3796 sq ft / 352.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Stags. REF: 1417299



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



