



Pitt Farm







Pitt Farm

Pelynt, Looe, Cornwall, PL13 2NB

Pelynt 1.7 miles - Looe 4.8 miles - Plymouth 24 miles

For the first time on the open market - An incredibly exciting and rare opportunity to acquire a former Cornish Farmstead comprising a charming house with an adjoining cottage and partially converted barn offering multigenerational living and income prospects.

- Stunning Rural Setting
- Multigenerational Living
- Extending to 1.49 ac In All
- 2 Bedroom Adjoining Cottage
- Tenure: Freehold
- No Immediate Neighbours
- Income Opportunities
- 3 Bedroom House
- Detached Partially Converted Barn
- Council Tax Bands: A, B and D.

Guide Price £799,950

Stags Launceston

Kensley House, 18 Western Road, Launceston, PL15 7AS

01566 774999 | launceston@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

The property enjoys an enviably private and tranquil position, with no immediate near neighbours. The surrounding landscape is a patchwork of wooded valleys and open farmland, offering a beautiful backdrop in every direction. Whilst enjoying a rural setting, the village of Pelynt lies within easy reach, providing everyday facilities including a village shop, primary school, and traditional Cornish pub. The coastal towns of Looe and Polperro are only a short drive away, offering sandy beaches, scenic coastal walks, and a variety of restaurants and shops.

DESCRIPTION

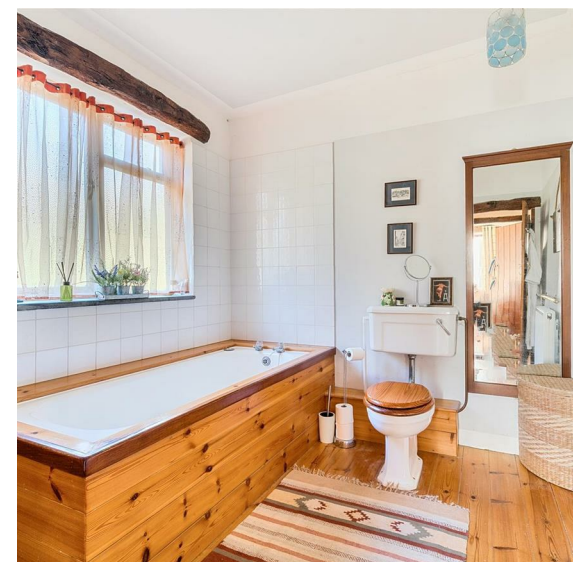
A truly special opportunity and presented for the first time to the open market, combining character, charm and endless opportunities for both multigenerational living and income prospects, nestled within the peaceful Cornish countryside. The charming 3 bedroom farmhouse stands proudly at the heart of its plot, complemented by a versatile 2 bedroom adjoining cottage perfect for multigenerational living, guest accommodation, or income potential. In addition, a substantial and partially converted barn with commanding views through the valley and a detached workshop are all on offer.

THE FARMHOUSE

Full of period charm and traditional features, the main farmhouse exudes warmth and history. Understood to be constructed of stone under a slate roof, well proportioned rooms create a welcoming home whilst retaining much of the property's charm and character. The accommodation is presented in good order throughout, with single glazed wooden windows, exposed beams and a fireplace offering an abundance of character. There is a comfortable sitting room with an open fireplace and a separate dining room with an oil fired burner adjoining the farmhouse style kitchen at the rear. There are 3 double bedrooms, a family bathroom and additional ground floor utility/wet room which completes the accommodation.

THE COTTAGE

Linked seamlessly to the main house yet with its own entrance, the two bedroom cottage provides ideal self contained accommodation, perfect for multigenerational living, guest use, or holiday letting potential (subject to any necessary consents). With its own character and charm, it offers an open plan style kitchen/dining room, with a delightful sitting room and wood burner, with two bedrooms and a bathroom on the first floor all finished in a style that complements the farmhouse.





THE BARN

Adding further appeal, a substantial and partially converted stone barn with a traditional slate roof stands prominently within the grounds. With its generous proportions, beautiful stonework and stunning valley outlooks, it offers tremendous scope with a large, gently sloping area to the rear which offers a blank canvas to create a special and private outdoor space for the barn.

OUTSIDE

Set in approximately 1.5 acres of established gardens, the property enjoys a wonderfully sheltered and private setting with no immediate near neighbours, a variety of stunning mature trees and beautiful outlooks through the valley. The gardens provide a delightful mix of lawned areas, mature trees, and seating spots from which to take in the captivating views through the valley of coniferous woodlands and rolling pasture fields. Gated at the top, a concrete driveway leads down into the farmstead with a parking area for various vehicles. A detached single storey workshop, complete with power, water connection, and WC, offers excellent versatility for hobbies, creative pursuits, or practical use as well as a large polytunnel.

SERVICES & ADDITIONAL INFORMATION

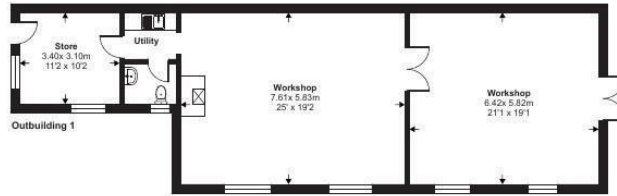
Mains electricity. Private water via spring. Private drainage via septic tank. Bottled gas central heating in the house and cottage, oil fired burner in the house and wood burner in the cottage. Solid fuel Rayburn's connected in the barn. Broadband availability: Ultrafast and Standard, Mobile signal coverage: voice and data variable (Ofcom). Please note the agents have not inspected or tested these services. The property is being sold on behalf of a deceased estate and The Executor has limited knowledge of the property. Buyers must rely upon their own investigations before travel and proceeding with a purchase, and are advised to take their surveyor(s) and/or legal representative's advice where necessary. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

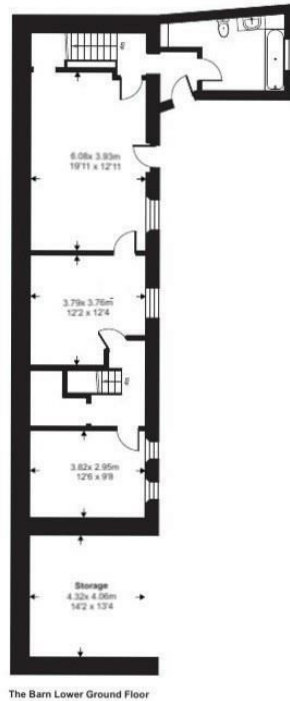
DIRECTIONS

what3words.com: ///beast.anchors.radiates



Farmhouse = 1266 sq ft / 117.6 sq m
 Cottage = 836 sq ft / 77.6 sq m
 The Barn = 2502 sq ft / 232.4 sq m (excludes void)
 Outbuilding = 1246 sq ft / 115.7 sq m
 Total = 5850 sq ft / 543.2 sq m

For identification only - Not to scale



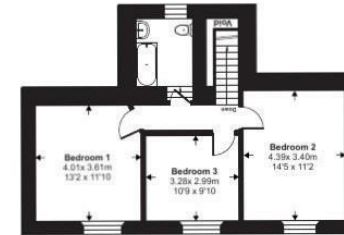
The Barn Lower Ground Floor



The Barn Ground Floor



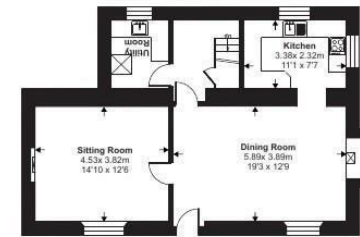
Cottage First Floor



Farmhouse First Floor



Cottage Ground Floor



Farmhouse Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Stags. REF: 1370810



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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 67 |
| (39-54) E | | |
| (21-38) F | 37 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



