

STAGS

Woodland View Pelyn Barn Farm, Lostwithiel, Cornwall PL22 0JG

Nestled in a delightful countryside setting adjacent to a working farm and alongside Valley View Barn, this attractive semi-detached home offers a rare combination of rural charm and accessibility. With panoramic views over the surrounding landscape and a peaceful atmosphere throughout, the property provides an ideal retreat from the hustle and bustle of everyday life. The historic town of Lostwithiel is only a short drive away, providing a range of local amenities, while the stunning coastline, beaches and picturesque harbour towns of South Cornwall are all easily accessible. The property is offered to the market on an unfurnished basis.

Par Beach - 4.5 miles Fowey - 7 miles Mevagissey - 16 miles St Austell - 9 miles

• Flexible modern spacious accommodation • Expansive countryside views • Beautiful garden • Master bedroom ensuite • Available from 7th August 2026 • Pets considered by negotiation and in view of the property situation • 12 months plus • Deposit £1615 • Council Tax Band D • Tenant Fees Apply

£1,400 Per Month

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THE PROPERTY COMPRISES

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COMMUNAL ENTRANCE

The property is approached through an attractive shared entrance hall, providing access to both this property and the neighbouring Valley View Barn.

KITCHEN 12'5" x 11'4"

Upon entering the property, you are welcomed directly into a beautifully appointed, fully fitted kitchen. The room has been thoughtfully designed with a stylish range of white base-level units, complemented by an electric oven and hob, integrated fridge/freezer, integrated dishwasher and built-in wine cooler. Combining practicality with contemporary style, this impressive kitchen provides a well-equipped and elegant space for everyday living.

LOUNGE/DINER 16'5" x 25'11"

The spacious open-plan lounge/dining room is filled with natural light, creating a bright and airy atmosphere. Double-glazed French doors open onto the patio, perfectly framing the stunning far-reaching countryside views beyond.

BEDROOM ONE 12'9" x 14'6"

A generously sized double bedroom, beautifully presented and filled with natural light, creating a bright and airy retreat.

EN-SUITE SHOWER ROOM 9'2" x 6'5"

A well-appointed and spacious en-suite shower room, featuring a generous walk-in shower and heated towel rail. Finished to a high standard.

BEDROOM TWO 12'9" x 11'1"

A further generously proportioned double bedroom, featuring a large built-in wardrobe and enjoying attractive views over the rear of the property and surrounding countryside.

FAMILY BATHROOM 9'2" x 7'5"

A spacious family bathroom, fitted with a modern white suite and a shower over the bath and heated towel rail. A double-glazed obscured window to the rear elevation provides natural light while maintaining privacy.

EXTERIOR

The property benefits from a charming front garden and an attractive rear garden with a spacious patio, providing an ideal space for outdoor relaxation and entertaining. Off-road parking for two vehicles is situated to the side of the property.

PARKING

Two allocated parking spaces to the side of the property.

SERVICES

Electric - Mains connected. Supplier to be arranged by tenant.
Drainage - Septic tank
Water - Mains connected
Gas - LPG
Heating - LPG gas
Ofcom predicted broadband services - Super fast Download 32 Mbps, Upload 6 Mbps.
Ofcom predicted mobile coverage for voice and data: EE,, O2, Three and Vodafone - Good ioutdoor, variable in Home
Local Authority: Council tax band D

DIRECTIONS

From Lostwithiel, proceed along the A390 towards St Austell for approximately 1.5 miles. At Fowey Cross, turn right, where the entrance to Woodland View Barn can be found adjacent to the working farm.

SITUATION

Woodland View Barn, alongside it's neighboroughing property Valley View



Barn, enjoys a peaceful setting adjacent to a working farm in a highly sought-after rural location, offering the perfect balance of countryside tranquillity and convenient access to nearby amenities.

The historic town of Lostwithiel is approximately 1.6 miles away, while the picturesque harbour town of Fowey is just 5.3 miles away. The larger town of St Austell lies approximately 6.6 miles from the property, and the sandy beach at Par is within easy reach at just 3.8 miles away.

The property enjoys a rural setting adjacent to a working farm. As farming activities take place in the immediate vicinity, prospective tenants are encouraged to consider the suitability of the location for young children and pets.

RENTERS RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

LETTINGS - PETS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1400 pcm exclusive of all charges. DEPOSIT: £1615 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). A minimum annual gross household income of £42,000 is required to be considered. References required, viewings strictly through the agents. Pets may be considered at this property subject to a vetting application and property situation.

TENANT FEES & HOLDING DEPOSIT

This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit of £323 (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.















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. Tenants 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.

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