



Fox Barn Farm, Par, Nr Fowey, Cornwall





A gorgeous, detached stone-built house with self-contained annexe, and superb grounds of 19.35 acres. **Glorious rural views** and situated less than a mile from Polkerris Beach.

Summary of accommodation

Fox Barn Farm

Ground Floor: Entrance hall | Kitchen/breakfast room | Living/dining room | Study/bedroom four | Large utility room | Cloakroom | Snug

First Floor: Main bedroom with en suite shower room | Two further double bedroom | Family bathroom

Badger's Den (proven holiday let/guest annexe)

Ground Floor: Open plan bedroom/sitting room | Kitchen | Shower room | Parking space

Outside

Garage | Driveway parking | Orchard with further parking and boat storage | 19.35 acres of gorgeous gardens, paddocks and woodland

Gross Internal floor Area 2,187 sq ft (262 sq m)

Distances

Par Train Station 1 mile, Fowey 2.5 miles, Lostwithiel Train Station 6 miles, Truro 18 miles, Cornwall Airport 19 miles

(All distances and times are approximate)



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The location

Within walking distance, and less than a mile from Fox Barn Farm, is the small cove of Polkerris, a stunning sandy beach and considered to be one of Cornwall's finest, combining an idyllic sandy cove and stunning coastline with first-class water sports facilities, a popular pub and beachside café/shop. The beach is situated on the luscious Gribbin Peninsula, a National Trust owned, dramatic green headland on the Polperro Heritage Coast between Par and Fowey, and where the author Daphne du Maurier called home. Only a 10 minute walk away you will find Par beach and the connection on to the SW coastal path.

Fowey is about 2.5 miles from Fox Barn and this gorgeous waterside town is a popular and bustling community, with a wonderful range of shops, cafes, pubs, restaurants, and hotels. Fowey, like many waterside towns on the south coast, is popular amongst sailors, with its sheltered anchorages and glorious sailing waters, the town is home to two sailing clubs and the famous annual Fowey Regatta. Fowey occupies a picturesque setting, being surrounded by miles of outstanding coast and countryside.

Commuting links are good with the A30 and A38 around 10 miles away. Par, Lostwithiel and St Austell train stations provide services to London Paddington and Cornwall airport is 20 miles away offering both domestic and international flights.

The property

Fox Farm Barn is a beautiful, detached stone-built house with adjoining guest annexe, both of which have been creatively refurbished (including complete re-wiring, re-plumbing and a whole new heating system) and extended by the current owners to an exceptionally high standard. Most properties have a wow factor, but Fox Barn Farm seems to have more than one! Whether it be the stunning contemporary extension to the kitchen/living room, or the stunning gardens, or the sublime setting and views.

The welcoming entrance hall leads into the large open plan kitchen/living areas, which is not only a stand out feature of this house, but clearly the heart and soul. The kitchen is fitted in a farmhouse style with exposed stone work to one wall, and appliances include a gas range cooker, a dishwasher and an double fronted fridge/freezer. French doors open to the terrace and the views across the garden and beyond are glorious.

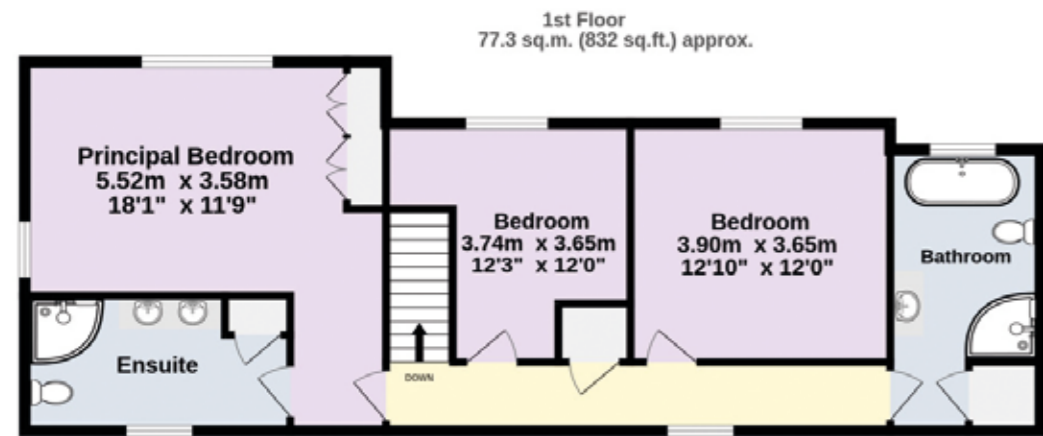




The living/dining room is open plan to the kitchen and features wall to wall glazed doors, which open onto the wrap around terrace and gardens beyond. Two further reception rooms include a study, and a snug/tv room with wood-burning stove set in a fire recess.

The first floor offers the main bedroom, with fitted wardrobes, an en suite shower room, and superb rural views, and a further two double bedrooms, again both with wonderful views, and a family bathroom with bath and shower.



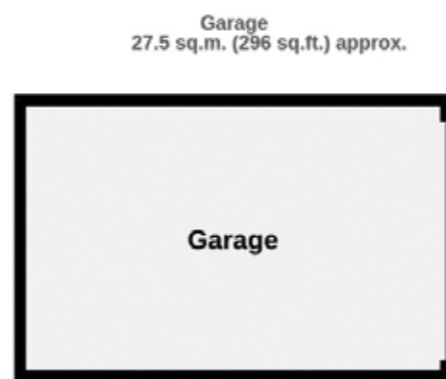
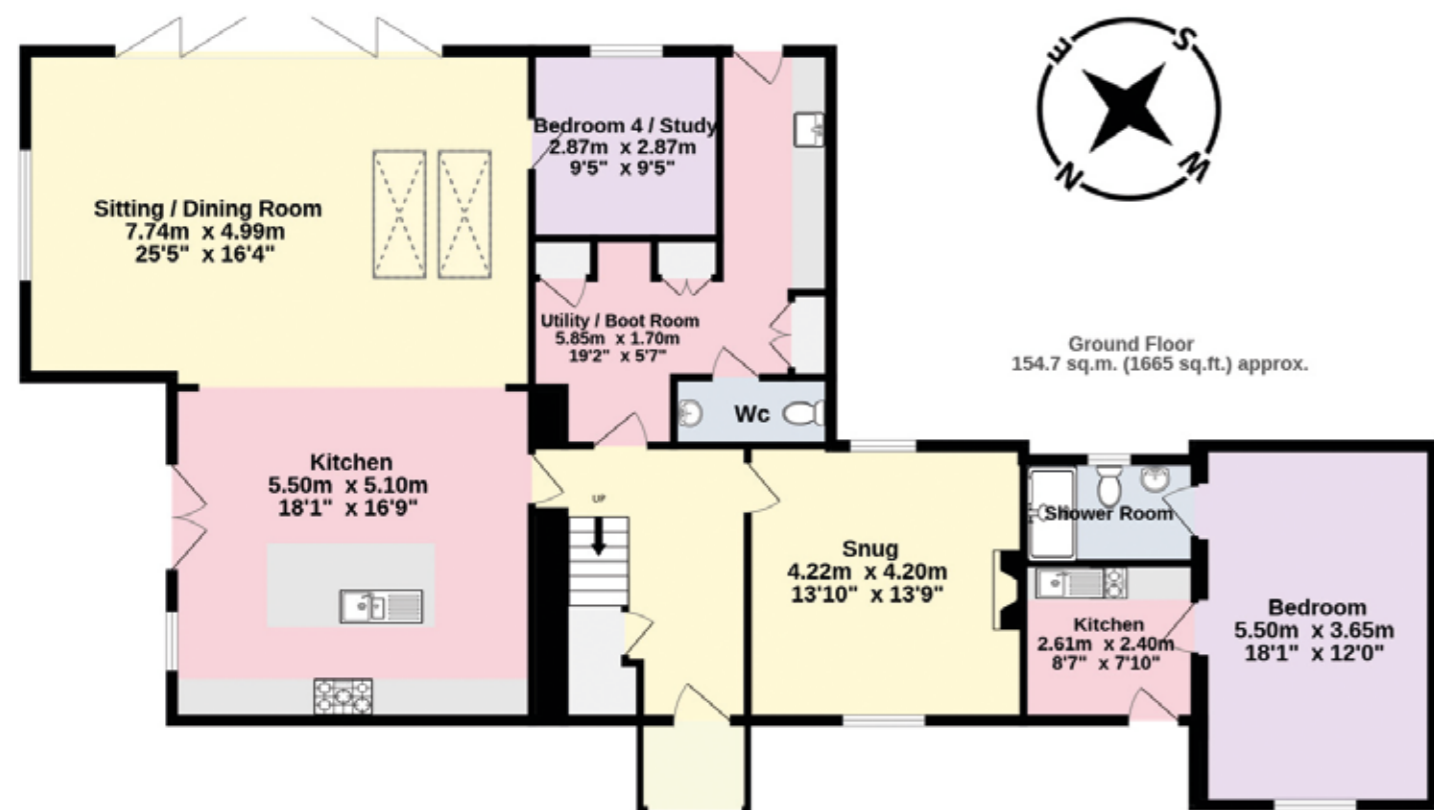


Approximate Gross Internal Floor Area

2,187 sq ft (262 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Badger's Den

Adjoining Fox Farm Barn is Badger's Den, a lovely self-contained annexe with fitted kitchen, shower room and an open plan bedroom/sitting room. Badger's Den benefits from its own private entrance, parking to the front for one car and a small outside terrace area.

Gardens

The grounds at Fox Farm Barn extend to 19 acres and include paddocks, an orchard, woodland, and gardens. The gardens are simply delightful, being largely laid to lawn, and enclosed with mature hedging and post and rail fencing.

There is a double fronted summerhouse, and a large wrap around stone terrace which leads off the kitchen and living areas, and provides the perfect spot for al fresco dining, with the surrounding countryside providing an idyllic backdrop. The beds and borders have been beautifully planted and provide an array of colour in the spring and summer months.



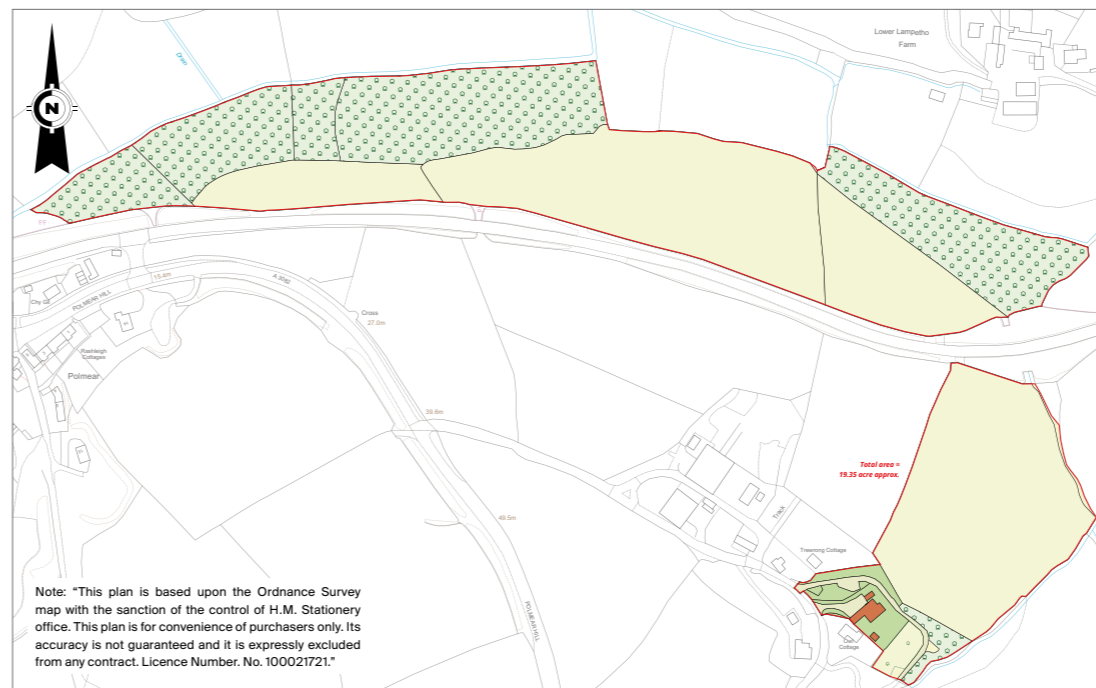
The driveway is part gravel and part hardstanding and provides parking and access to the garage. In addition is the orchard, which can also accommodate several vehicles and boats.

Services

Oil central heating to radiators and in part under floor heating, LPG cooking range, mains water, private drainage and mains electricity.

Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.



Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (PL24 2TJ)

Follow the A3082 St Austell to Fowey road, through the village of Par. If travelling in the direction of Fowey, continue past The Ship Inn on your right and continue up Polmeor Hill. Halfway up, turn left, signposted TREWRONG FARM and continue along the lane until the end, where you fork left, into the drive for Fox Barn Farm.

What3words: covenants.embellish.roofed

Property information

Tenure: Freehold

Local Authority: Cornwall Council

Council Tax: Band D

EPC Rating: C

Guide Price: £1,500,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024

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