

STAGS

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

Enjoying an idyllic rural setting adjacent to a working farm and the neighbouring Woodland View Barn, the property is semi detached and boasts breathtaking far-reaching countryside views and an exceptional sense of peace and tranquillity. Despite its picturesque location, it is conveniently situated just a short drive from the historic town of Lostwithiel, offering an excellent range of local amenities, with the coastal towns and beaches of South Cornwall also within easy reach. 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 • Rare countryside views • Expansive garden • Parking for two vehicles • Available from 7th August • Pets considered by negotiation and in view of the property situation • 12 months plus • Deposit £1730 • Council Tax Band TBC • Tenant Fees Apply

£1,450 Per Month

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THE PROPERTY COMPRISES

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This larger two-bedroom semi-detached home offers a noticeably enhanced sense of space and comfort throughout, complemented by the rare advantage of two en-suite bedrooms and an additional guest WC in the hallway. The layout is particularly well suited to modern living, providing excellent privacy for occupants and added convenience for guests. Together with the garden and far-reaching countryside views, the property offers a more substantial and flexible home, ideal for those seeking a higher level of comfort and practicality.

COMMUNAL ENTRANCE

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

KITCHEN — 12'5" x 16'3"

An extremely spacious open-plan kitchen featuring a range of white floor-mounted base units, complemented by an electric hob and electric oven. The kitchen benefits from integrated appliances including a dishwasher, under-counter fridge and freezer, and a wine cooler, offering a sleek and practical finish ideal for modern living

LOUNGE/DINER — 20'11" x 17'10"

A superbly proportioned living/dining room offering an excellent sense of space and natural light, with double-glazed French doors opening onto the terrace and providing an ideal setting for indoor-outdoor entertaining. A large picture window further enhances the room, capturing far-reaching countryside views and creating an impressive backdrop that elevates the overall sense of space and quality

WC — 5'0" x 5'5"

A separate guest cloakroom/WC is located off the hallway, offering excellent convenience for visiting guests and enhancing the home's suitability for modern living and entertaining.

BEDROOM ONE — 15'2" x 17'7"

A generously proportioned double bedroom with built-in wardrobes and attractive views over the terrace and garden, comfortably accommodating a large bed along with additional bedroom furniture.

BEDROOM ONE EN-SUITE — 10'7" x 4'10"

A well-appointed en-suite shower room featuring a large walk-in shower and heated towel rail, finished to a practical and modern standard

BEDROOM TWO — 14'0" x 8'8"

A further spacious double bedroom enjoying an outlook over the terrace, complete with its own en-suite shower room, offering both comfort and privacy

BEDROOM TWO EN-SUITE — 5'5" x 7'7"

A further well-proportioned shower room comprising a large shower cubicle and heated towel rail, finished to a practical and modern standard

EXTERIOR

The property is set within beautifully expansive gardens, with generous outdoor space to both the side and rear. which features a wrap around terrace provides an excellent area for outdoor dining, entertaining, and relaxation, seamlessly connecting with the surrounding garden space. To the front, an attractive garden further enhances the sense of openness and greenery. The property also benefits from off-road parking for two vehicles located to the side.

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 (There is a solar panel for Hot water)



Heating - Oil
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 - TBC

DIRECTIONS

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

SITUATION

Valley View Barn, alongside it's neighboroughing property Woodland 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: £1450 pcm exclusive of all charges. DEPOSIT: £1673 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 £43500 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 £346 (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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