



Heather & Lay

The local property experts

THE OLD FARMHOUSE BARRAS MOOR PERRANARWORTHAL TR3 7PE

Beautifully Renovated Detached Cornish Farmhouse with Pool House & Heated Swimming Pool.

A stunning detached stone farmhouse dating from the mid-1800s, beautifully modernised while retaining its character and charm. Offering over 3,200 sq ft of versatile accommodation across the main house and separate pool house, this exceptional property sits within mature landscaped gardens and is offered with no onward chain.

Currently operating as a successful holiday let with proven income potential, the property would equally make an outstanding family home.



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FALMOUTH	4.9 MILES
TRURO	6.6 MILES
MYLOR HARBOUR	5.1 MILES
NEWQUAY AIRPORT	25.3 MILES

- Beautiful detached three-bedroom stone farmhouse
- Over 3,200 sq ft of accommodation including separate pool house
- Extensively updated and beautifully presented throughout
- Spacious kitchen/dining room overlooking the gardens
- Character-filled sitting room with exposed stonework and wood-burning stove
- Principal bedroom with en-suite
- Detached pool house offering flexible guest or holiday accommodation
- Cinema room, sauna and steam room
- Professionally built heated swimming pool with upgraded air-source heat pumps
- Large mature landscaped gardens with multiple seating areas
- Off-road parking with EV charging point
- Potential for holiday letting income
- Walk-through video tour available
- No onward chain



THE PROPERTY

This superb, detached stone farmhouse is believed to date back to the mid-19th century and has been sympathetically renovated in recent years to combine modern comforts with timeless period character. The ground floor offers spacious, light-filled accommodation, including a welcoming sitting room featuring exposed stone walls, a substantial fireplace and wood-burning stove. The impressive kitchen/dining room is fitted with stylish, timeless cabinetry and an Aga, creating a perfect balance of traditional farmhouse charm and modern practicality. Large windows frame views across the beautifully maintained gardens, while a generous conservatory provides additional living space and direct access outside. Upstairs are three generous double bedrooms, including a principal suite with en-suite shower room.

The detached pool house offers exceptional flexibility. Currently generating a strong income as holiday accommodation, it could also serve as guest accommodation, multi-generational living or a home office and leisure complex. On the ground floor, the pool house includes a kitchen/dining area, dedicated cinema room with 94-inch screen and tiered seating and a sauna and steam room. The first floor provides spacious open-plan sleeping accommodation for up to four guests, with potential to create separate bedrooms if desired.

Outside, the professionally installed heated swimming pool has recently benefited from an upgraded air-source heating system, creating a luxurious outdoor space for relaxation throughout much of the year.

The extensive mature gardens are beautifully landscaped with lawns, established planting, sunny terraces and shaded seating areas, ideal for entertaining or peaceful enjoyment. A large patio provides the perfect setting for alfresco dining, while a premium hot tub is available by separate negotiation.

THE LOCATION

Ideally positioned between Truro and Falmouth, the property enjoys excellent access to both the north and south Cornish coasts, placing many of Cornwall's finest beaches within easy reach.

Perranarworthal is highly desirable as a residential location, notable for its idyllic setting and location equidistant between Truro and Falmouth. The nearby village of Perranwell offers everyday amenities including a shop, cricket and football clubs and a train station linking to Falmouth and Truro.

The property is set in attractive thoughtfully planted surroundings which teem with wildlife, from where Muntjac and Red deer occasionally appear. Nearby is the popular creekside village of Devoran which has an excellent school, a village pub and access directly on to the beautiful Restronguet Creek. Carnon Downs itself has a very useful range of local facilities including a shop and post office.

The area is incredibly well placed for the creeks of the Fal Estuary and Mylor Yacht Harbour (where Sir Ben Ainslie learnt to Sail) just a short drive away, arguably some of the best day-sailing waters in the UK.

Both Falmouth and Truro are approximately six miles away providing an extensive range of facilities including national class schools and colleges, hospitals, The National Maritime Museum, Hall for Cornwall and mainline railway connections to London Paddington.

















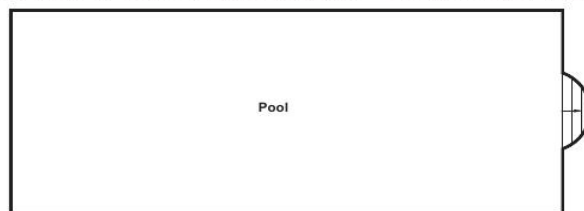








The Old Farmhouse Barras Moor, Perranarworthal, TR3

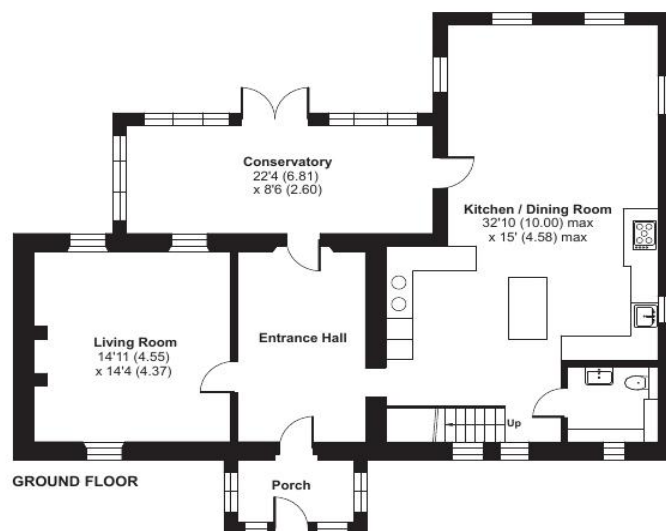


Approximate Area = 2145 sq ft / 199.2 sq m

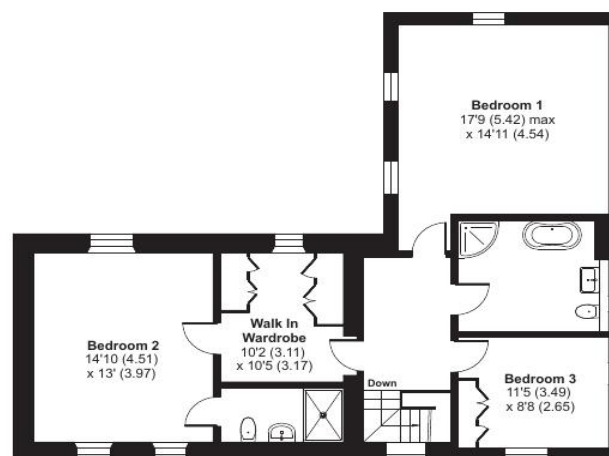
Pool House = 1149 sq ft / 106.7 sq m

Total = 3294 sq ft / 305.9 sq m

For identification only - Not to scale



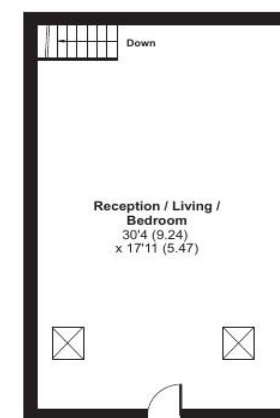
GROUND FLOOR



FIRST FLOOR



POOL HOUSE
GROUND FLOOR



POOL HOUSE
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.

SERVICES: Mains electricity. Oil-fired central heating. Water supplied via boreholes. Septic tank.

COUNCIL TAX: F **EPC:** FARMHOUSE- E **POOL HOUSE EPC** - C

3 Church Street, Falmouth,
Cornwall TR11 3DN

01326 319767

sales@heather-lay.co.uk

www.heather-lay.co.uk

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly; the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and details referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as garden appliances details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.