

Belhay Farm, Pelynt,

Looe, Cornwall, PL13 2JX

Guide Price £925,000

Bradleys
ESTATE AGENTS





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Dating back to the 1500's and originally forming part of the Trelawney Estate, this enchanting farmhouse seamlessly blends centuries of history with the comforts of modern family living. Rich in character and charm, the property retains a wealth of original features, creating a warm and welcoming home in an idyllic countryside setting.

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- Charming Four Bedroom Farmhouse
- Beautifully Appointed Accommodation
- Set Within 1.74 Acres of Stunning Gardens
- Established Holiday Let Within Grounds
- Detached Studio/Home Office
- Stone Outbuildings
- Far Reaching Countryside Views
- Peaceful and Tranquil Location
- 3 miles from Talland Beach

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At the heart of the home is a beautifully bespoke kitchen, complete with an oil-fired range cooker, offering the perfect space for everyday family life and entertaining alike as its leads out to the sun drenched terrace. The versatile accommodation includes four well-proportioned bedrooms, a stylish family bathroom, a cosy living room with character features, a formal dining room, a dedicated home office, cloakroom and a delightful sun room, providing ample space for both relaxation and practical living.

Set within glorious, mature grounds, the property enjoys an exceptional level of privacy and tranquillity. Expansive lawns are bordered by magnificent mature trees, creating a peaceful haven where nature can be enjoyed throughout the seasons.

A particular highlight is the detached holiday cabin, affectionately known as 'The Cwtch', which provides an attractive additional income stream, currently generating approximately £11,000 per annum.

In addition to the main residence and holiday cabin, the property benefits from a detached studio, insulated and equipped with power and plumbing. Previously utilised as a home office, this versatile space offers endless possibilities to suit a variety of lifestyles, whether as an artist's or craft studio, home gym, workshop, wellness room or an excellent work-from-home environment. Subject to the necessary planning permissions and consents, it also presents exciting potential for conversion into a second holiday let or self-contained annexe.

The property is approached via two principal driveways, providing ample parking for residents and visitors alike. A separate, smaller driveway is situated at the opposite end of the grounds and is reserved exclusively for The Cwtch, ensuring privacy and convenient independent access for holiday guests. This thoughtful arrangement allows the main residence and holiday accommodation to operate harmoniously while maintaining a wonderful sense of seclusion for both owners and visitors.









Location
Situated in an enviable position on the fringes of the sought-after village of Pelynt, enjoying the perfect balance of rural tranquillity and everyday convenience. Offering a range of amenities including a convenience store, traditional butcher, doctor's surgery, primary school and popular public house - all of which is within a 10-15minute walk along the country lane.

The picturesque coastal towns of Looe and Polperro are both just a short drive away. Looe is a bustling fishing port renowned for its sandy beach, thriving harbour, independent shops, cafés and restaurants. Polperro is famed for its narrow winding streets, historic cottages and working harbour.

Directions
What3words: ///stands.variation.required

Material Information
EPC Rating: F
Local Authority - Cornwall Council
Council Tax Band - E
Utilities - Mains electricity, Oil fired central heating Private water supply, septic tank for drainage
Rights & Restrictions - None
Parking - Private driveways for 8 vehicles


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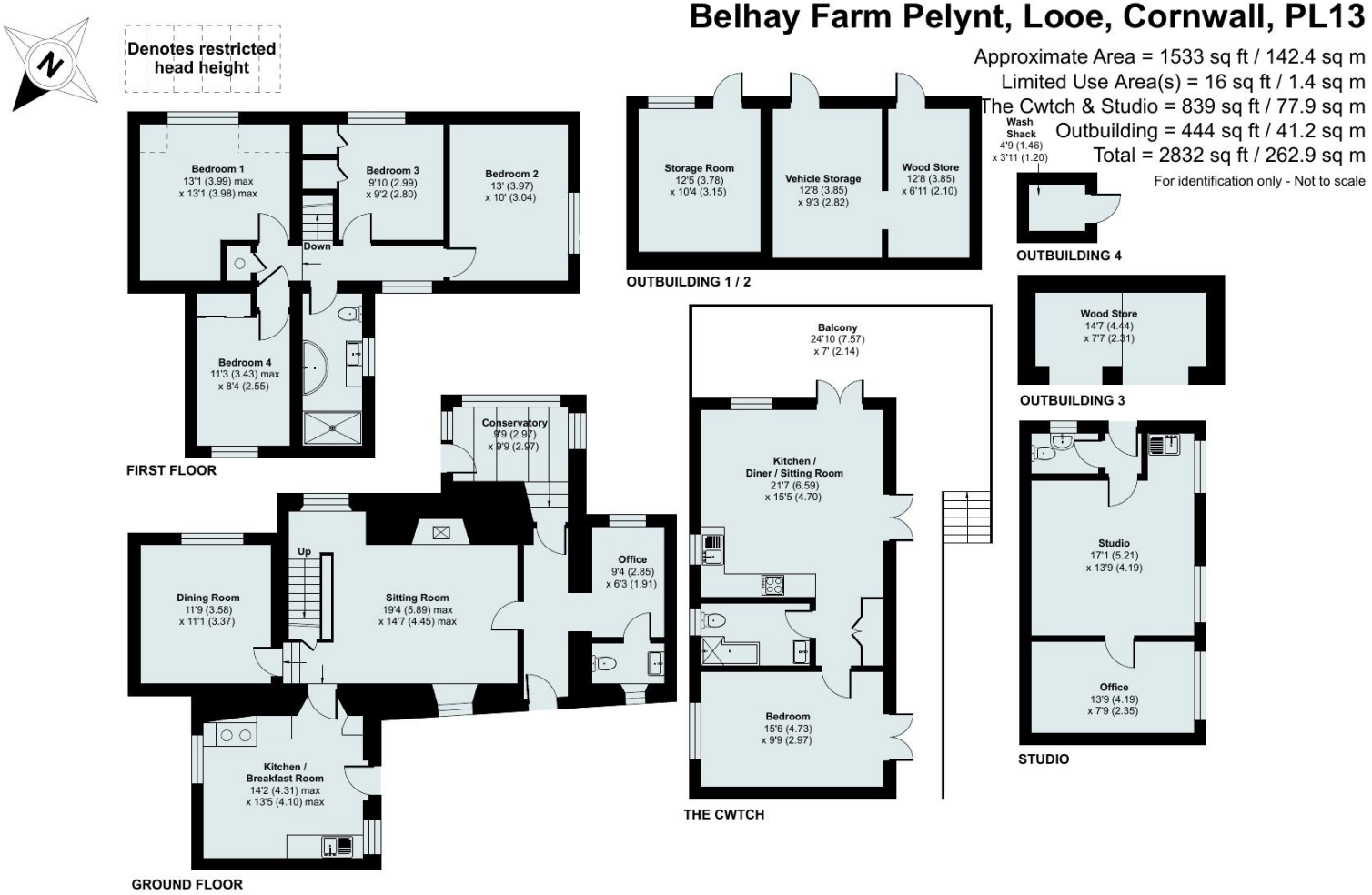






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Approximate Area = 1533 sq ft / 142.4 sq m
Limited Use Area(s) = 16 sq ft / 1.4 sq m
The Cwtch & Studio = 839 sq ft / 77.9 sq m
Outbuilding = 444 sq ft / 41.2 sq m
Total = 2832 sq ft / 262.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bradleys. REF: 1494699

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