



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Roundhouse Barn,  
Fenton Pitts,  
PL30 5HT



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £850,000**



Changing Lifestyles

01208 814055

# Roundhouse Barn, Fenton Pitts, PL30 5HT



An increasingly rare opportunity to acquire a unique large family home with an income potential...

- Impressive 3 Bedroom Detached Home
- Modern Large Extension
- Stunning 1 Bedroom Annex
- Private Parking for Multiple Vehicles
- Large Kitchen / Living Room
- 2 Large Detached Double Garages
- Beautiful Mature Garden
- Solar Panels!
- Peaceful & Private Location
- Large 2.56 Acre Plot
- Freehold
- Council Banding - TBC
- EPC - E

Roundhouse Barn is a stunning 3-bedroom detached barn conversion with a 1 bedroom annex, nestled on an expansive 2.56-acre plot in the heart of the countryside. This beautifully appointed property is bursting with character and versatile space, with a harmonious blend of traditional features and modern amenities, this home truly stands out.

Upon entry, you are welcomed into a spacious kitchen/dining room, designed for both practicality and style. The kitchen is well-equipped with contemporary appliances, ample countertop space, and the potential for further enhancements. There's also plenty of room to accommodate a large dining table, making this the ideal space for family gatherings or entertaining guests.

To the left of the kitchen, the cosy living room features a charming wood burner, creating a warm and inviting atmosphere—perfect for relaxing evenings with loved ones. Also on the ground floor is a versatile double bedroom, currently used as a guest room but equally suited as a study or reading nook. Adjacent is a stylish family bathroom complete with a freestanding bath, separate shower, WC, and basin, all finished to a high standard.

Moving upstairs, the master bedroom impresses with its generous size, walk-in wardrobe, and a large storage cupboard. The private en suite bathroom doubles as a secondary family bathroom, offering additional convenience for family and guests alike.

Returning to the kitchen/dining room, a modern extension can be accessed, which provides a practical utility space for housing white goods and extra storage. Further along, you'll find a separate W/C and an additional bathroom with a spacious walk-in shower and basin. The extension boasts a second large living area, offering a different ambiance to the rest of the home. Completing the interior is a third double bedroom, filled with natural light and airy charm.

Set within 2.56 acres, the grounds are divided into two main sections, both thoughtfully designed and maintained. The first area showcases picturesque gardens surrounded by mature trees and shrubs, providing a tranquil setting to enjoy throughout the seasons. A sheltered pergola offers a delightful spot for outdoor dining and relaxation. Ample parking is available through a private gateway, ensuring maximum privacy for residents.

A detached double garage with an electrically operated roller door serves as a secure space for two vehicles. Beyond this, a games room presents flexible use as a home office or studio, while a wraparound decking area offers stunning views over the rolling Cornish countryside. Keen gardeners will appreciate the vegetable patches, perfect for growing fresh produce.

The second part of the plot includes 16 solar panels, contributing to the property's sustainability and lowering energy costs. This section is also ideal for equestrian use, making it perfect for horse enthusiasts. A second detached double garage at the front of the property provides additional storage and versatility.

Roundhouse Barn's unique blend of historic charm and contemporary comforts is evident throughout, with high-quality finishes and thoughtful design touches at every turn. With its extensive grounds, outbuildings, and adaptable spaces, this property is perfect for a range of lifestyles, whether you're seeking a family home, a countryside retreat, or a potential smallholding.

A viewing is highly recommended to fully appreciate the scope and elegance of this exceptional property.



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# The Annex:



The Annex at Roundhouse Barn is a charming and self-contained space that offers versatility and potential for various uses. Featuring a thoughtfully designed layout, this delightful addition is ideal for accommodating guests, extended family, or even as a potential rental opportunity.

Upon entering, you'll find a modern kitchenette, equipped with everything needed to prepare meals with ease. Its clean lines and contemporary fittings create a practical yet inviting space, while a dedicated area for a small dining table makes it perfect for enjoying a quiet meal.

Moving into the bedroom/living area, you're greeted by impressive vaulted ceilings, lending a sense of grandeur and openness to the room. There's ample space to accommodate a large bed and cozy living furnishings, allowing for a comfortable, multi-functional layout.

The annex is completed by a well-appointed en suite bathroom, featuring a walk-in shower, WC, and basin, all finished to a high standard for a polished, modern feel.

With its blend of style and functionality, this annex is a true asset to Roundhouse Barn. It offers endless possibilities—whether it's used as private guest accommodation, a cosy retreat for family, or a source of additional income.



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7 Molesworth Street,  
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Cornwall  
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Floor 0 Building 4

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