

MAY WHETTER & GROSE

THE OLD BARN , TRETHURGY, PL26 8YQ GUIDE PRICE £435,000



SET BEHIND A DOUBLE GATED DRIVEWAY ACCESS AND LOCATED WITHIN THE IDYLIC AND PICTURESQUE VILLAGE OF TRETHRUGY, IS THIS STUNNING AND REFURBISHED BARN CONVERSION, SET WITHIN PRIVATE GARDENS WITH THE ADDED BENEFIT OF OUTBUILDING WITH WET ROOM AND SAUNA. LOCATED A SHORT DISTANCE FROM THE EDEN PROJECT, THE CLAY TRAILS AND NEARBY ST AUSTELL BAY. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS TRANQUIL SETTING AND CHARM. EPC - E



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Trethurgy is a popular Hamlet situated within close proximity to the Eden Project. There are walks within easy reach of the property, including the Clay Trails which lead to the Eden Project. The recently regenerated St Austell town centre is situated approximately 4 miles away and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 17 miles from the property.

Directions:

From St Austell head up onto the A391, taking the fourth roundabout signposted Trethurgy. Follow the road along, to the right you will notice views across St Austell and to the left is Trethurgy Tor, come down into the village and follow the road along the flat past Butts Lane on your left hand side and the children's playpark, heading up the hill towards the Eden Project. Take the left hand turn, the property will appear by the phone box on the right hand side. From here double wood gates open into the driveway.

Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

From the driveway a obscured Upvc part glazed panel door with double glazed windows to both sides of the entrance porch lead into entrance porch.

Entrance Porch:

Flag stone slate flooring. Internal part glazed wooden door into inner hallway.

Inner Hallway:

Finished with wood laminate flooring and part panel surround. Radiator. High level double glazed window with deep display sill to the front. Double wood doors opening into storage cloak cupboard. Carpeted staircase with handrail to first floor. Six panel wood doors into kitchen/diner and lounge.

Lounge:

14'7" x 13'6" (4.46m x 4.13m)



Offering a great deal of natural light from a large set of double glazed sliding doors leading out onto the patio area which enjoys a great deal of sunshine during the day and into the evening with an additional aspect over the rear garden from a double glazed window to the opposite side. Central focal point of a granite and stone open fireplace with raised slate hearth housing a wood burner. Exposed beam ceiling. Wood flooring.



Kitchen/Diner:

16'9" x 12'8" (5.13m x 3.87m)



(maximum measurement over work surface)

Two double glazed windows to the front enjoying an outlook over the garden area and up towards Trethurgy Tor, one with deep window sill and heater beneath. Sliding door leads up and out onto the rear garden. Six panel wood door into under stairs storage housing the electric fuse box and boiler. Wood effect floor covering. The kitchen has been remodelled with integrated appliances of fridge freezer, Neff oven, four ring integrated Neff hob with extractor over and microwave. Integrated dishwasher. Further thoughtfully designed kitchen units with pull out larder stores. Low level pelmet lighting. All complemented with a darkened sparkled polished work surface with splash back. Belfast sink with mixer tap and further bevelled edged polished tiled splash back. The character feature continues with exposed beams.

**First Floor Landing:**

Carpeted staircase with handrail to the half landing with further steps to both sides of the upstairs living area. To the right, radiator and strip wood flooring continues into both bedrooms. Double glazed doors opening out onto raised decking and steps onto the lawn below. High vaulted style ceiling with part open beams. Door with light panel above into bedroom.

Bedroom:

7'1" x 13'2" (2.16m x 4.02m)



The feeling of space is further enhanced by the high ceilings and part open beams. Radiator beneath a double glazed window with deep display sill enjoying views up towards the Trethurgy Tor and to the side glimpses of St Austell Bay.

Bedroom:

9'9" x 10'1" (2.98m x 3.08m)



(maximum measurement into recess storage)
With a similar outlook from two double glazed windows both with deep display sill and radiator beneath. Deep recess storage space. Benefiting from high ceilings and part open exposed beams.

On the other side of the half landing there is a further double glazed window with display sill and outlook over the rear garden. Six pane wood doors into main bedroom, bathroom and airing cupboard with slatted shelving.

Family Bathroom:

5'8" x 7'10" (1.74m x 2.40m)



Finished with a part white gloss bevelled edge tiled wall surround with decorative border complemented with a checked floor covering. Claw legged free standing roll top bath with central mixer taps, hand basin and low level WC with chain flush. Mirror fronted vanity storage cabinet. Period effect radiator with towel rail. The room is finished with bright white painted walls and ceiling with part exposed beams. Obscure double glazed window to front.

Principle Bedroom:

13'6" x 13'7" (4.14m x 4.16m)



Also offering a great deal of natural light from two large double glazed windows with deep display sills to the front and one opposite with an outlook over the rear garden with radiator beneath. Finished with a warm coloured painted wall surround with strip wood laminated flooring. Part exposed beams and high ceilings.



Outside:

The property is discreetly hidden back behind high mature hedging and wooden double gates that give access to the driveway with parking for numerous vehicles. Raised lawn area which enjoys a great deal of sunshine throughout the day and into the evening. Granite stone chippings lead to the pathway around to the rear. There is also a further outbuilding that could be used as separate accommodation if required.

Outbuilding:

12'0" x 15'2" (3.67m x 4.63m)



Two double glazed windows with deep display sills with wood lintels over. Strip wood effect floor covering. Power and light. Part painted exposed walls. Six panel wood door into shower room and sauna.

Shower Room:

5'9" x 7'2" (1.77m x 2.19m)



Terracotta tiled flooring. White gloss tiled with decorative insert surround. Over size shower cubicle. Obscure double glazed window to side. Extractor fan. Door into Sauna.

Sauna:

4'8" x 5'8" (1.44m x 1.75m)

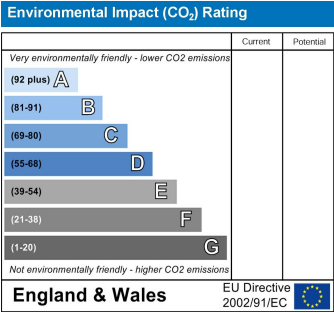
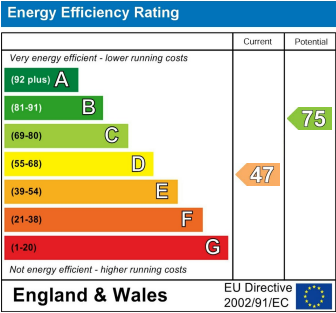
A fabulous additional to this wonderful home.



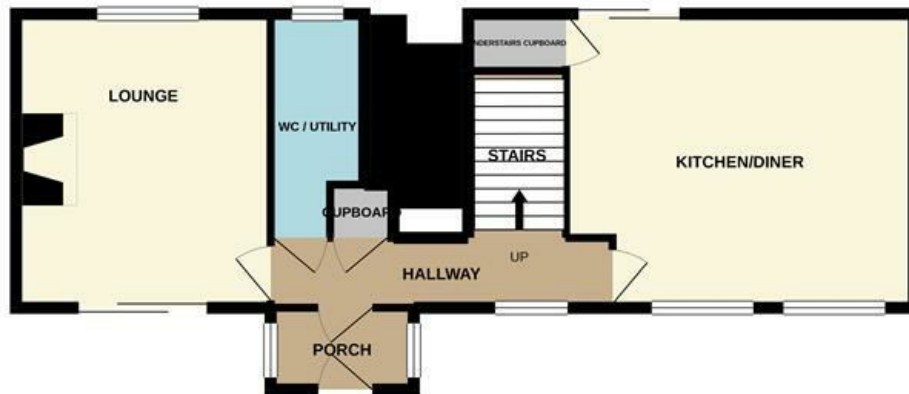
Being detached granite stone chippings continue down the pathway to the far side of the property, which lead around to a set of stone steps leading onto an expanse of raised lawn enclosed by natural hedging surround. This can also be accessed from the first floor decking area. From here you can enjoy the sunshine throughout the daytime and into the evening and offers a good degree of privacy.



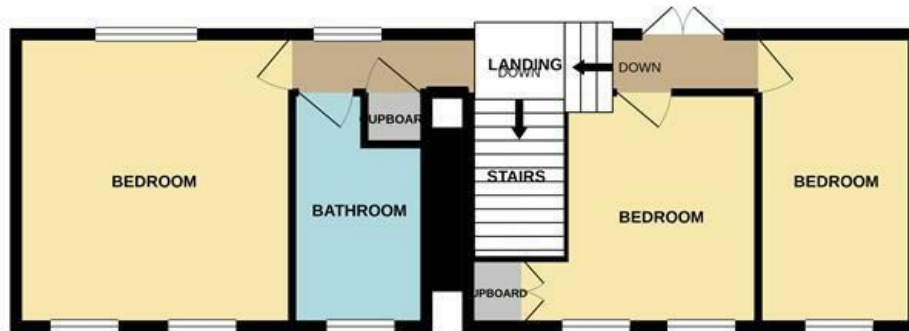
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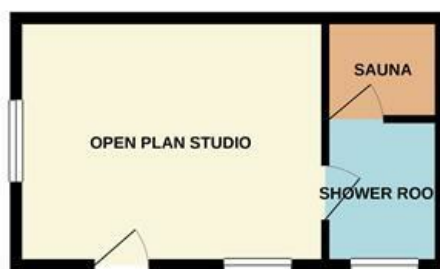
GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



OUT BUILDING / ANNEXE
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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