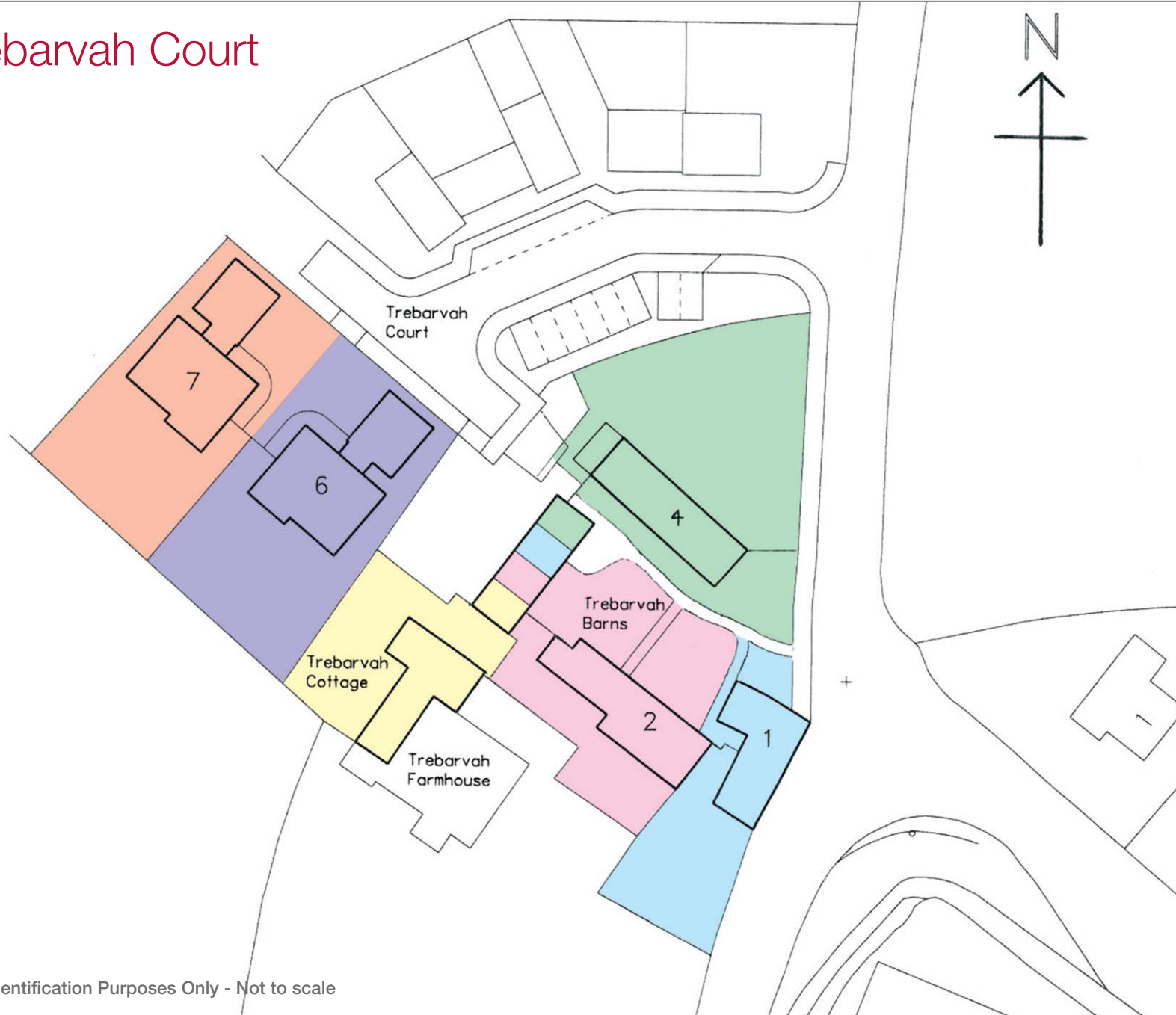




Trebarvah Court

Trebarvah Court



Plan for Identification Purposes Only - Not to scale



Trebarvah Court

Trebarvah Road, Constantine, Falmouth, Cornwall TR11 5AG

Edge Constantine • Falmouth 8 miles • Truro 13 miles • Helston 7 miles

A distinctive selection of three detached quality converted traditional stone barns within a courtyard, an excellent period attached cottage and two newly built edge-of-village detached modern houses

- All developed and presented to the highest of standards
 - Each with gardens and garaging facilities
 - High level specification and finish
- Completed by one of Cornwall's best known property developers renowned for quality and attention to detail

For Sale by Private Treaty

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40 St James's Place
London
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stags.co.uk

Trebarvah Barn - No. 1

Description

Beautifully presented to the open market, No. 1 is a high quality traditional two bedroom barn conversion within the courtyard range of barns. It offers single storey accommodation with striking vaulted ceilings and, to the side of the property, a landscaped enclosed garden which provides a fair level of privacy with direct access onto Trebarvah Road.

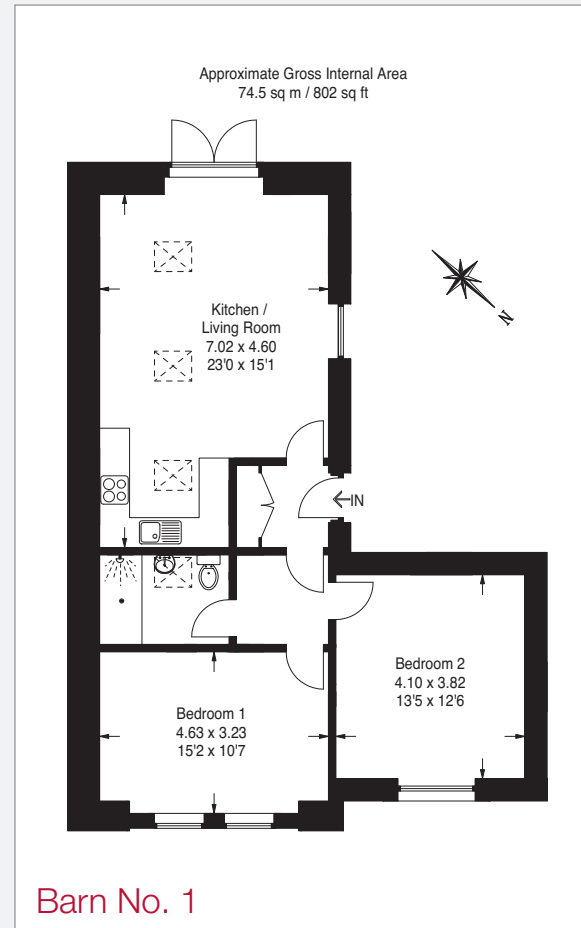
Accommodation

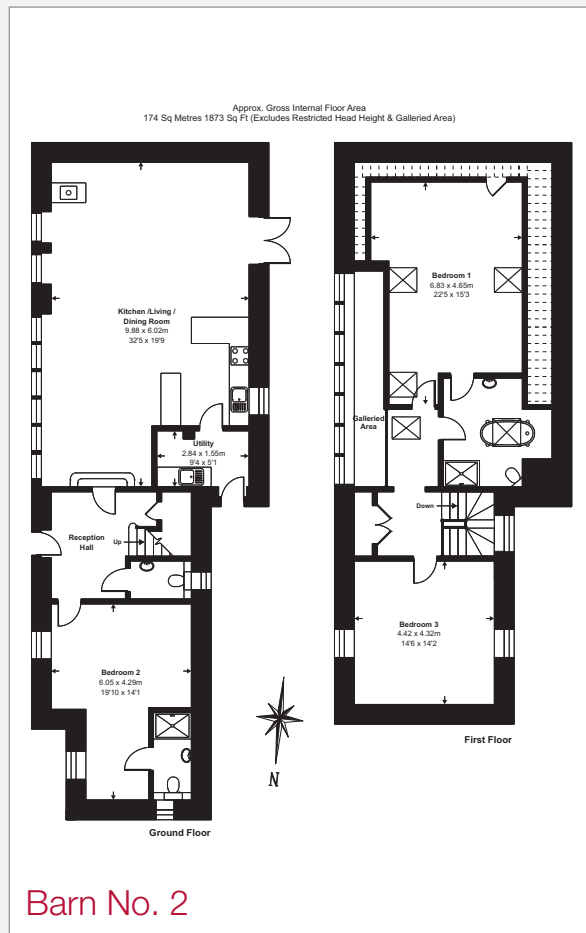
The accommodation comprises an **Entrance Hall** with storage cupboard, **Vaulted Open-Plan Kitchen and Living Room** with comprehensive modern kitchen, engineered oak floor, corner wood-burning stove set on granite hearth with French doors opening to the side garden, **Inner Hall**, **two Bedrooms** and quality fitted **Bathroom** with bath with shower over, wall hung WC, wash handbasin with drawer under, shaver point and extractor fan.

Outside

On the eastern side of the property is an enclosed level garden laid mainly to lawn including a patio and gravelled area. On the western side is a small area of level lawn with a pathway which leads to the front door.

At the entrance to the courtyard, an allocated **Car Port Bay**.





Barn No. 2



Trebarvah Barn - No. 2

Description

A most impressive detached part two storey converted stone barn blending traditional character with a modern contemporary feel. A quality conversion with high levels of presentation, No. 2 is centrally situated within the courtyard development and viewing is highly recommended to appreciate the accommodation which includes a superb 32' open-plan kitchen and living room with vaulted ceiling and part glazed façade.

Accommodation

On the ground floor there is a fine **Reception Hall** with engineered oak floor and contemporary **Cloakroom** and door to the superb **Open-Plan Kitchen, Living and Dining Room**. This is a stunning room with quality modern kitchen, engineered oak floor throughout, corner wood-burner, door out to the rear enclosed garden and a fine glazed façade allowing much natural light and completing the contemporary atmosphere. Off the kitchen is a **Utility Room** with wall and base units, plumbing and space for washing machine and space for tumble dryer.

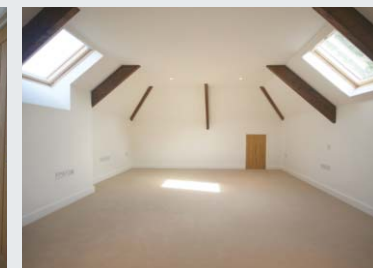
Also on the ground floor approached from the Reception Hall is a spacious **Bedroom** with door to **En Suite Shower**.

On the first floor, approached via a solid oak staircase, is a **Landing** with built-in **Storage Cupboards** with door to **Bedroom** with double aspect and opening to a glazed **Galleried Landing** with door to "Jack and Jill" **Bathroom** with contemporary four piece suite and **Main Bedroom**.

Outside

To the front of No. 2 are open areas of level lawn intersected by brick paved pathway to the front door and side of the property. To the rear is an enclosed garden with patio seating area and raised flowerbeds.

Allocated **Car Port Bay**.



Trebarvah Cottage

Description

A delightful property. Trebarvah Cottage is attached to the original farmhouse of Trebarvah Farm and presents an imposing three bedroom property with spacious accommodation arranged over two floors which is well-designed and laid out.

Accommodation

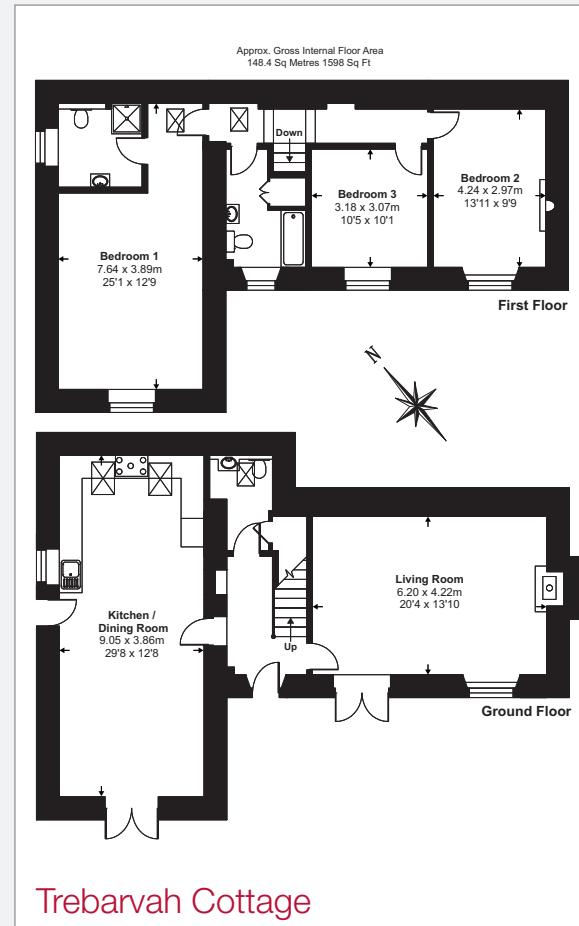
The ground floor entrance is via a part glazed front door which leads to a **Reception Hall** with door to contemporary **Cloakroom** with under-stairs storage, a well-proportioned **Living Room** with wood-burner set on a granite hearth, engineered oak floor, direct access to the garden and a spacious **Open-Plan Kitchen and Dining Room** with modern contemporary range of kitchen units including Rangemaster cooker and a wine cooler.

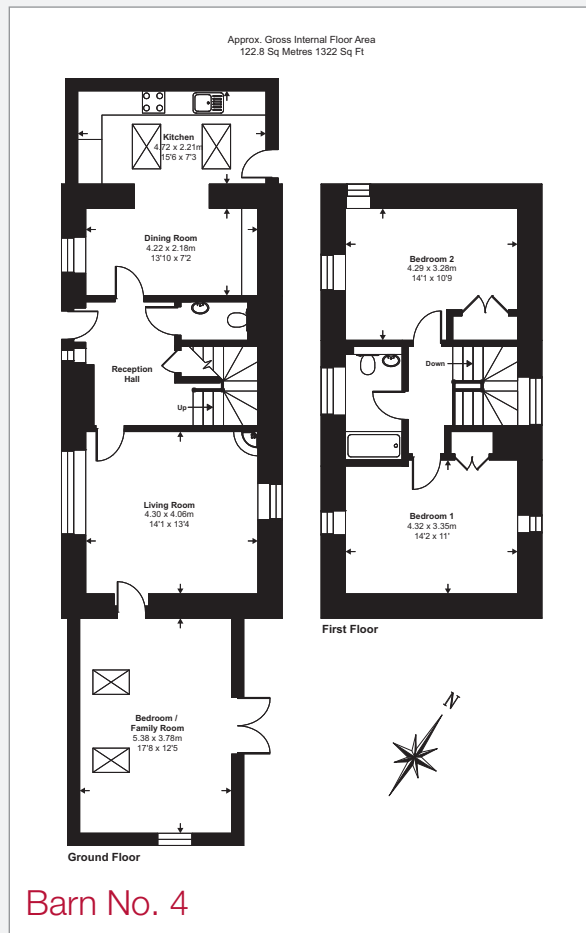
On the first floor, off the landing, are a master **Bedroom** with modern **En Suite Shower Room**, **two other Bedrooms** with polished wood floor and a fine **Bathroom** with bath with shower over, wash hand-basin with drawer under and WC.

Outside

To the front and side of Trebarvah Cottage is a level garden laid mainly to lawn with traditional stone wall borders. Patio seating area.

Close by **Allocated Car Port Bay**.





Barn No. 4



Trebarvah Barn - No. 4

Description

A part two storey and single storey traditional stone and slate three bedroom barn formerly being part of Trebarvah Farm which has been superbly converted and offers light and appealing accommodation throughout. No. 4 boasts a spacious good sized and enclosed garden to the rear.

Accommodation

On the ground floor is a **Reception Hall** with direct access to the **Cloakroom** and doors off to an **Open-Plan Kitchen and Dining Room** with contemporary well equipped kitchen, a **Living Room** with wood burning stove and engineered oak floor and access through to a ground floor **Bedroom or Family Room** with direct access to the rear garden.

On the first floor, approached via a solid oak staircase, is a **Landing** with doors off to two **Bedrooms** and a central **Bathroom** with bath with shower over, WC and wash hand-basin.

Outside

Immediately to the front and south of the residence is a level lawn garden and to the rear a large enclosed garden surrounded by timber and Cornish stone wall boundaries.

At the entrance to the courtyard, an allocated and close by **Car Port Bay**.



Plot Nos. 6 and 7

Description

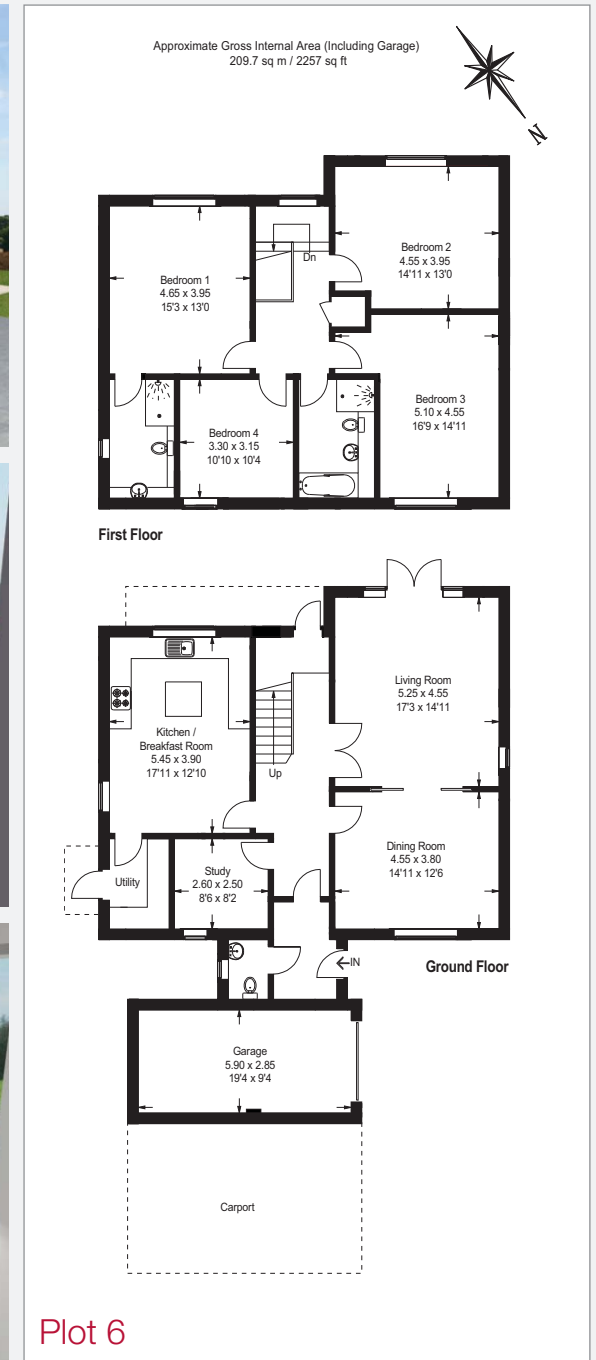
Plot Nos. 6 and 7 effectively mirror each other and comprise two recently constructed detached modern 4 bedroom family timber framed homes constructed and presented to high standards and each with garage, car port, gardens and countryside views.

Accommodation

As shown on the floor plans, on the ground floor of each property is a **Reception Hall** with **Cloakroom** off, **Study or Playroom**, well-proportioned living room with double doors out to the gardens, **Dining Room** with wide interconnection and good sized **Kitchen and Breakfast Room** with useful **Utility Room** off. On the first floor around a **Central Landing** are a **Master Bedroom** with **En Suite**, three other **Bedrooms** and **Bathroom**.

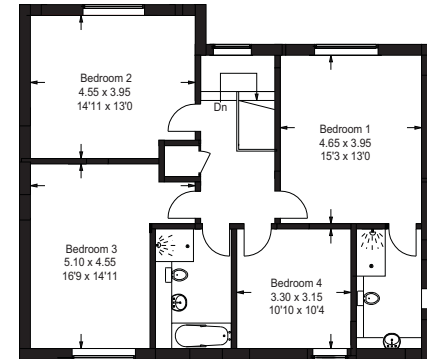
Outside

Each property benefits from its own enclosed **Garage** as well as an adjoining **Open Covered Car Port** and to the sides and front enclosed level gardens laid to lawn.

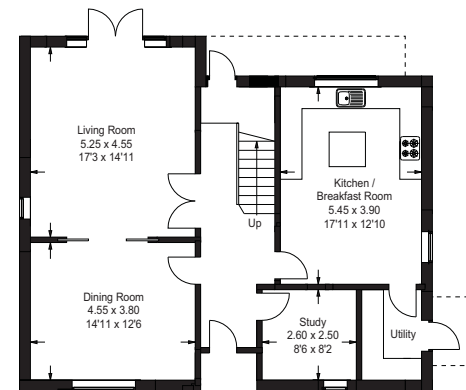




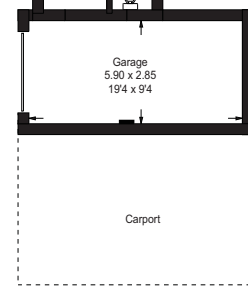
Approximate Gross Internal Area (including Garage)
209.7 sq m / 2257 sq ft



First Floor



Ground Floor



Plot 7

Situation

The development is situated on the edge of the popular and sought after village of Constantine which offers local facilities and amenities including primary school, shops including a renowned off licence, doctors' surgery, village hall, Tolmen Centre, a public house and nearby The Trengilly Wartha Inn. The harbour town of Falmouth with its yacht marinas is about eight miles to the north-east and the cathedral city of Truro offers a mainline railway link to London Paddington.

Specification

- Oak doors or glazed oak framed doors.
- Engineered oak flooring, tiled flooring, original exposed floorboards or fitted carpets.
- Solid wood kitchen units by Sheraton.
- Well-equipped modern AEG and Neff kitchens with built in microwaves, integral refrigerators and freezers, built-in multifunction ovens with integrated induction hobs and built in dishwashers (except Barn No. 1).
- Contemporary sink units by Caple and Form with drainers and side Silestone quartz worktops.
- Integrated Washer Dryers to Barn Nos. 1 and 4 and the Cottage.
- Modern contemporary bathrooms, en suites and cloakrooms by Bauhaus, VADO, Eastbrook, Laufen, Merlyn 8 and Bette Ocean.
- Stone tiled walls.
- LED downlighters and spotlights throughout with outside compact fluorescent lighting.
- Contemporary Charnwood C4 and C5 Woodburners to Barn Nos. 1, 2, 4 and the Cottage.

Build Warranty

Each of the properties will benefit from a CRL 10-year structural warranty.

Management Company

On the sale of the last property, the freehold ownership of the communal areas with Barns Nos. 1,

2, 4 and Trebarvah Cottage will pass to Trebarvah Farm Management Company Ltd. Each property will pay an annual service charge, to be agreed by the Management Company, for the future maintenance of the communal areas.

Services

- Mains water and electricity connected to each of the properties with individual meters.
- Each of the properties are connected to mains drainage.
- Double glazed.
- Wet oil fired underfloor heating systems throughout - except Trebarvah Barns No. 2, No. 4 and Trebarvah Cottage which have underfloor heating on the ground floor and radiators on the first floor.
- TV and telephone points.

Viewing

Strictly by prior appointment with Stags' Truro office on 01872 264488.

Directions

From Truro, take the A39 towards Falmouth. After about 6 miles at Treluswell Roundabout, go straight over continuing on the A39. At Higher Treliever Roundabout stay on the A39 towards Falmouth. At the next roundabout turn right towards Mabe and drive up the hill to the village and turn left at the crossroads towards Mabe Church. Drive for about 1.25 miles, pass the reservoir and at the crossroads turn right towards Gweek. Drive into Lamanva and turn left towards Constantine. After about three miles, drive into the valley and up the hill to Constantine. Proceed up through the village. Pass The Queen's Arms, ignore the turning to the left towards Gweek and continue on up the hill. At the top of the hill, follow the road around to the right and the entrance to Trebarvah Court will then be seen on the left-hand side.

These particulars are a guide only and should not be relied upon in any instance.





