



- CHARMING BARN CONVERSION
- WELL APPOINTED & HIGH SPECIFICATION
- 3 BEDROOMS
- GATED ENTRANCE

Trewinnow Court, Tremain, Davidstow, Camelford, PL32 9YA

Charming BARN CONVERSION being superbly appointed with 3 bedrooms and 2 bathrooms. Peaceful rural setting near the coast and main road links. Prestigious gated courtyard of only 5 barns with generous gardens, parking, detached double garage. Viewing is a must! EPC TBC.

£390,000 Freehold



Property Description

DESCRIPTION

Trewinnow Court are the subject of a sympathetic conversion of only 5 barns with no expense spared and tremendous thought by the developers to retain their character and charm. This particular barn is the first to be completed and offers superbly appointed spacious accommodation with underfloor heating, contemporary modern kitchen with integrated appliances, hardwood windows with oak sills, attractive oak doors, modern Varde woodburner in the sitting room, luxury bathroom and en suite wet room. The barn will be completed with generous size gardens, patio area and approached through secure gates to private parking and detached double garage.

LOCATION

Set in a peaceful rural setting in the small hamlet of Tremail. This quiet hamlet lies on the fringes of Davidstow Moor, where sheep and ponies graze on the open moor, this is the northernmost part of Bodmin Moor, close to Crowdy Reservoir and Roughtor. There are beautiful walks including a little known circular walk which begins in the hamlet of Tremail, following a lane to reach the disused airfield of RAF Davidstow. The route skirts along the edge of the airfield, past the remnants of WWII-era buildings, then follows a tree tunnel to Treworra. The walk crosses fields to reach the hamlet of Trewassa, then heads along tracks, lanes and across fields to reach Davidstow's church and holy well. The route continues down a lane towards Tremail, then cuts down a track back to Treworra before crossing fields to return to Tremail. Tremail is set approximately four miles from the market town of Camelford, offering a range of amenities. The rugged North Cornish coastline with its scenic beaches, coves and pretty fishing villages, are also within 10 miles. The hamlet is also conveniently positioned for access to the main A395 and A39.



THE ACCOMMODATION COMPRISES (ALL MEASUREMENTS ARE APPROXIMATE)

Hardwood glazed door into:-



OPEN PLAN LIVING/KITCHEN

37' 4" x 10' 2" (11.39m x 3.1m)

KITCHEN AREA

15' 5" x 10' 2" (4.70m x 3.10m) Luxury tiled floor. Superb contemporary of high gloss eye and floor level units with square edge oak effect work surfaces. Soft close doors incorporating built-in fridge, built-in dishwasher. Stainless steel switches. Double built-in electric oven with AEG hob and modern extractor hood above. One and half bowl stainless steel sink unit with spray high tap. Double aspect windows. Deep oak sills. Exposed timber beams and exposed beams to apex.

LIVING AREA

22' 4" x 10' 2" (6.83m x 3.11m) Superb living area with glazed windows to front and rear. Magnificent corner Varde wood burner with slate hearth. Stainless steel switches and point for wall mounted TV. Exposed timbers to apex. Deep oak sills and oak heavy beams above the windows. Timber door to:-

INNER HALLWAY

With luxury tiled flooring and doors to all rooms. Large built-in airing cupboard housing underfloor heating controls. Exposed beams to apex.

UTILITY ROOM

5' 10" x 5' 7" (1.79m x 1.72m) Window to front. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge or freezer. Stainless steel switches. Ceiling light.

BEDROOM ONE

12' 3" max x 13' 1" max (3.74m x 3.99m) Access to roof space. Window to rear with deep sill. Skylight. T.V. and telephone point. Door to:-

EN SUITE WET ROOM

With luxury chrome mains pressure shower with twin shower head with main rainfall shower head. Tiled flooring. Wash hand basin and low level W.C. Nuance shower panels.

BEDROOM TWO

9' 10" x 11' 7" (3.61m x 3.55m) max Window to rear with deep oak sill and heavy oak beam above. Exposed beams to ceiling. Skylight. Stainless steel power switches and T.V. and telephone point.

BEDROOM THREE

10' 4" x 10' 0" (3.15m x 3.07m) With window to side and deep oak sill. Heavy beam above. Exposed beams to apex. Stainless steel switches with telephone and T.V. point.

BATHROOM

7' 8" x 6' 2" (2.35m x 1.89m) With luxury three piece suite incorporating large bath with mixer tap and chrome mains pressure shower over. Large tiled splash backing. Low level W.C. and wash basin. Tiled flooring. Exposed beams to apex and skylight. Slate sill to vanity splash back.

OUTSIDE

The property is nearing completion by the developers and the soon to be finished entrance which is via electric secure gates then lead into the communal courtyard which will be finished to a high specification. The property benefits its own private parking and gives access to the

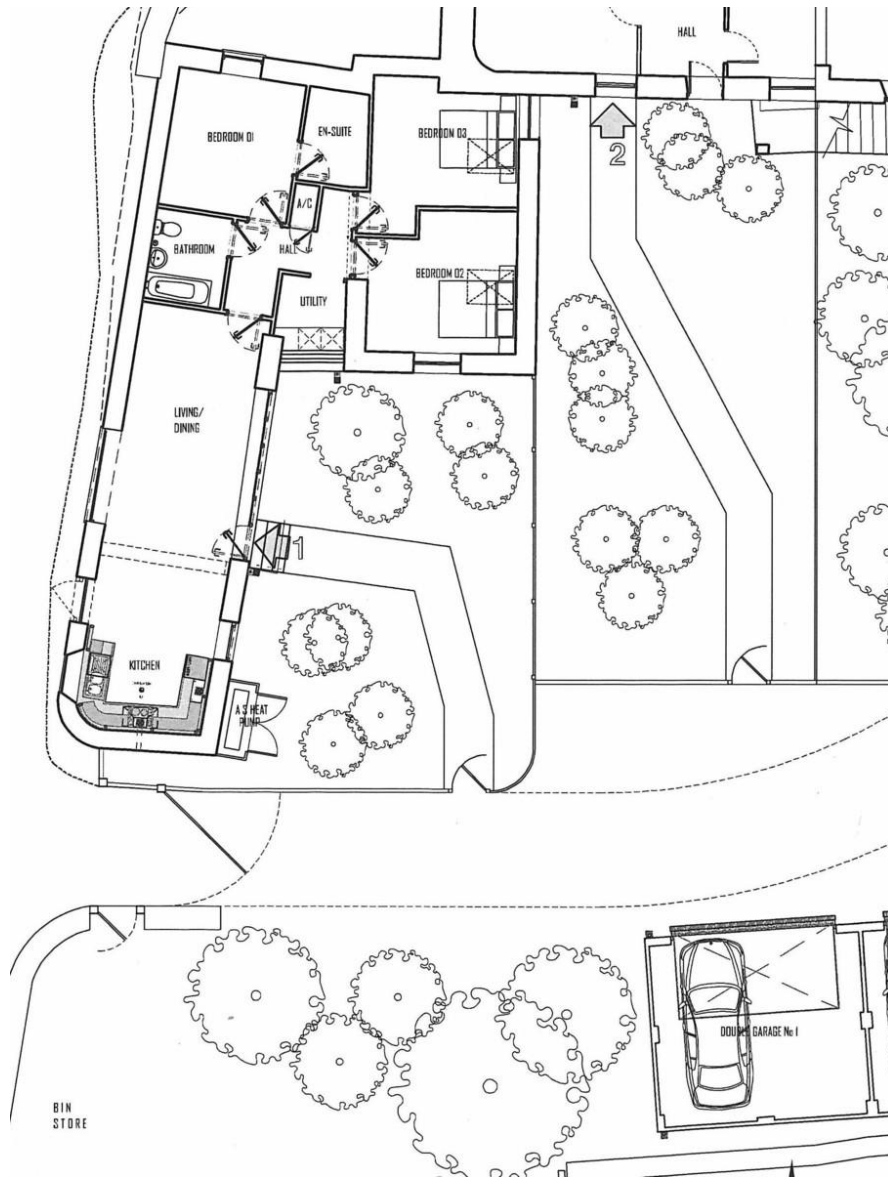
DOUBLE GARAGE

There is a walled communal bin store area to the side. The front of the property will be enclosed with landscaped garden and to the rear of the property will be a further area of landscaped garden.

SERVICES

Mains electricity and water. Private drainage. Underfloor heating and hot water provided by Air Source Heat Pump. Council Band - To Be Assessed. Superfast Broadband.

EPC TO BE CONFIRMED



DIRECTIONS TO FIND

From Launceston follow the A30 towards Bodmin and at the first exit take the slip road to A395/North Cornwall/Wadebridge/Camelford/A39 and follow this road for approximately 7 miles and just after Wilsey Down Public House turn left. Follow this road for just over a mile and the entrance to the property will be found on the left hand side.

TO ARRANGE A VIEWING PLEASE CONTACT

Launceston

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Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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