



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA5319

£1,095,000

Colan Barton, Colan, Nr. Newquay, Cornwall

FREEHOLD



In an idyllic, tranquil, 'edge of rural hamlet' setting; a small estate comprising a stunning and impressive Grade II* Listed 5 bedroomed former farmhouse with an attached 2 bedroomed cottage, two further holiday letting cottages, a swimming pool complex, and various outbuildings, all set within beautifully stocked and landscaped formal gardens and fields including two ponds, in all extending to approximately 10 acres.





SUMMARY OF ACCOMMODATION

MAIN HOUSE

Ground Floor: entrance hall, sitting room, family room, kitchen/dining room, inner hall, bathroom, utility room, cloakroom. Two staircases ascending to the:-

First Floor: 5 bedrooms (one en-suite), family bathroom.

LITTLE BARTON (attached cottage)

Ground Floor: sitting room, kitchen/dining room.

First Floor: 2 bedrooms, shower room.

BOSLOWEN (semi detached letting cottage)

Kitchen/dining room, sitting room/bedroom, bathroom.

GWEL AN LAGEN (semi detached letting cottage)

Kitchen/dining room, sitting room/bedroom, bathroom.

Outside: beautiful walled garden in front of the house, swimming pool complex, triple carport/garage, entrance driveway to turning circle behind the house, secondary driveway providing separate access to the letting cottages. Sit on mower shed/workshop, further implement store/storage sheds, superb walled garden in front of the house, well tended side and rear gardens, two ponds and an attractive stream running through the grounds, five field/paddock enclosures.

In all, the gardens and grounds extend to approximately 10 acres.



DESCRIPTION

Colan Barton is an extremely impressive Grade II* Listed former stone farmhouse with an attached and interconnecting two bedroomed cottage and two further letting cottages, a swimming pool complex, two ponds and various outbuildings, all set within approximately 10 acres of formal, landscaped and well tended gardens with five field/paddock enclosures.

The setting for the property is quite superb enjoying an 'edge of rural hamlet' position that affords the property good privacy and peaceful surroundings with its land all around it providing the perfect backdrop for the main house which is the centre piece of this 'mini Estate'. The main house is believed to date back to the 1600's with impressive stone elevations under a slate roof, exuding character and charm. Notable period features include cut granite pillared supports to the bay window in the sitting room, an impressive white painted front door with black painted furniture, large Georgian style windows allowing plenty of light to the interior and stunning internal features that include slate and granite flagged floors and many exposed beams.

The proportions and versatility of the accommodation are another distinct attraction. The accommodation provides a real sense of history with two staircases ascending to the first floor accessing a large double bedroom above the kitchen and the second stairs ascending to a split-level landing off which are the remaining four bedrooms, the en-suite shower room and the family bathroom. The main house interconnects with an attached two bedroomed cottage at both ground and first floor levels. On the ground floor is a sitting room and kitchen/dining room whilst on the first floor are two bedrooms and a shower room. The cottage can be used in conjunction with the house, enabling the house to be opened up to provide seven bedrooms, if required.

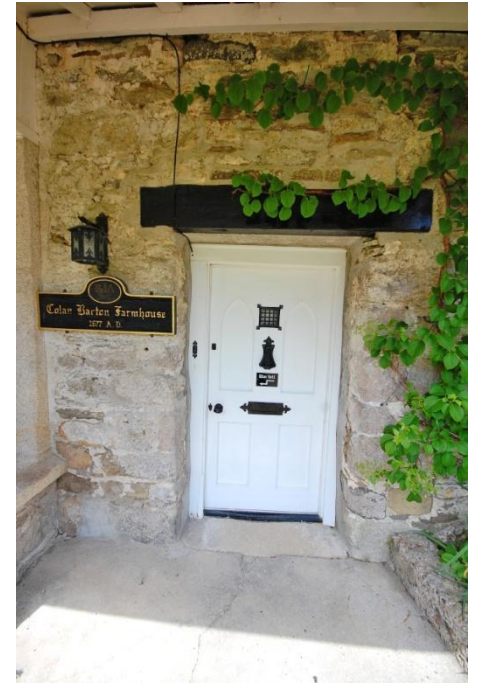
A fork from the main driveway provides access to two delightful modern holiday letting cottages which were built into an impressive stone wall, at right angles to the back of the farmhouse. The holiday letting cottages enjoy their own access off the main entrance drive and have a charming character all of their own, afforded by front elevations of timber weather boarding and side elevations of natural stone, all under slate roofs. The cottages are tastefully equipped with modern kitchens and bathrooms and separate paved patio areas to the front of each with adjacent gravelled parking areas.

The gardens surrounding the property are a particularly attractive feature comprising a beautifully stocked, well landscaped walled garden in front of the main house with an adjacent courtyard garden and below that a swimming pool complex. The main drive provides access into a large asphalted turning circle behind the farmhouse with raised central flowerbed and water feature and on one side is a large three car carport with further hardstanding to one side. Lawns lead down to a large pond adjacent to which are the largest fields. The swimming pool complex has purpose built changing rooms and a plant room adjacent to a modern swimming pool with paved surrounds and inset lighting.



There are lawned gardens around the holiday cottages, which have their own parking and patio areas and another feature pond beautifully planted with water loving plants such as iris and gunnera. The main driveway forks to provide a separate vehicular access to the cottages, and two small paddocks on one side of the driveway. Below the swimming pool complex are three fields with a stream running along the boundary.

In all, the gardens and grounds extend to approximately 10 acres.



LOCATION

Colan is a beautifully sleepy rural hamlet set amidst pristine, unspoilt countryside close to the north Cornish coast. Colan Barton is situated on the southern side of the hamlet within sight of the 13th Century church with large wedding parties often tenanted Colan Barton and its cottages. The rural hamlet lies to the east of Newquay which is a major Cornish coastal resort providing a wide array of leisure, commercial and retail facilities with some excellent sandy beaches including Fistral Beach which is a venue on the World Surf Tours. Just up the coast is Watergate Bay, a large sandy beach which hosts World Kite Surfing events, Jamie Oliver's Fifteen Restaurant and the Extreme Sport Academy. Some of the best surfing and kitesurfing beaches are within a short drive of the property whilst the sleepy hamlet of Colan escapes all the hustle and bustle of everyday life having a distinct feel of a bygone age, well away from any through traffic.

To the north lies Newquay Airport which provides daily shuttle flights to select UK and European destinations whilst to the west, just a short drive away is the A30 which remains dual carriageway all the way to Exeter where it links with the M5 to Bristol and A303 to London. Newquay has a branch line station which connects, via Par to London Paddington with an approximate travel time of 4½ hours.

This is a unique property in a unique location. The estate has been in the ownership of the same family for the last 20 years during which time it has been taken from a derelict ruin to its current sympathetically renovated and modernised condition. The family no longer reside in the property and the entire property can be rented as a whole or in separate parts. Should a buyer wish to purchase the property in order to continue running the

business, the management company is willing to continue offering their services if required and the business element including fixtures and fittings for the house and cottages may also be available by separate negotiation.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Wide pitched slate roof front porch with white painted timber column support, name plate, outside courtesy light and exposed stone walls on either side of a thick solid timber panelled front door with black painted metal work and attractive arch topped panels to the top. The front door, opens onto the:-

ENTRANCE HALL. Impressive granite flagged flooring, open beamed ceiling, wall light point, stairs ascending to the first floor, radiator with thermostatic control, doors off to:-

SITTING ROOM – 19'7" max. into bay x 15'7" to the chimney breast. This is a glorious room with a large square bay window overlooking the front garden with attractive granite supports on either side of the bay. On one side is an attractive fireplace with large built-in multi fuel burning stove on a raised hearth with timber lintel and mantel above, two radiators with thermostatic



controls, open beamed ceiling, four wall light points, a range of built-in pine cupboards and bookshelves above, impressive granite flagged flooring with built-in timber bench and seat next to the fireplace, granite steps and a half stable door lead down to the kitchen/dining room, further door to inner hall.

FAMILY ROOM – 16'5" max. into the chimney breast recess x 13'8". Twin hardwood glazed panelled French doors to the front garden, impressive granite fireplace and surrounds with a raised hearth open grate with fitted canopy, a clome oven to the side and concealed lighting above. Impressive timber lintel above the fireplace, exposed wooden floorboards, radiator with thermostatic control, built-in shelving, three wall light points, television aerial point.



KITCHEN / DINING ROOM – 24' max. into chimney breast recesses x 13'10". A beautifully light and impressive room with large double glazed window looking out over the garden and countryside to the sea in the distance, built-in window seat beneath. The kitchen is fitted with a comprehensive range of wooden fronted cabinets comprising base level cupboards and drawers with further matching natural wood worktop surfaces with tiled wall surrounds. On one side, in a deep recess, stands a large oil fired Aga comprising four ovens, two hotplates and a warming plate with granite worktops behind and to one side and tiled wall surrounds. A range of built-in chrome shelving above the Aga for pots and pans etc. clome oven to the side and impressive granite wall surrounds with large timber bressumer above. Open beamed ceiling with inset spotlights, terracotta style tile flooring. Hardwood framed double glazed window overlooking the courtyard,



white ceramic Butler sink with polished granite worktop surface surrounds, a mixer tap above with space and plumbing for dishwasher beneath and further cupboards. Timber stable door opening onto the rear garden, radiator with thermostatic control, feature antique 'water pump'. A deep recess on one side opens into a pantry area with a range of built-in wood fronted cabinets, worktop surface, plate/crockery shelves above and terracotta style tiled flooring. In one corner of the kitchen/dining room a flight of stairs with a wooden handrail to one side ascends to:-

BEDROOM 2 – 21'8" max. to front of wardrobes x 14' max. narrowing to 10'8". Part vaulted ceiling, two built-in double wardrobes, wooden framed double glazed window overlooking the grounds and countryside, radiator with thermostatic control.



From the entrance hall a flight of stairs ascend to a:-

SPLIT-LEVEL FIRST FLOOR LANDING. Immediately at the top of the stairs is a large open area with room for seating/study. Radiator with thermostatic control, small paned window, telephone point. Three stairs to an upper landing and a doorway into an inner landing, all providing doors off to:-

BEDROOM 1 – 14'4" x 13'4". Deeply recessed sash window providing beautiful views over the front garden to open countryside, deep sill beneath and occasional lighting point, recessed range of wooden bookshelves, radiator with thermostatic control, skirting boards, walk-in wardrobe with hanging rails.

BEDROOM 3 – 11' x 9'2". Built into the eaves with exposed timbers, large double glazed wooden framed sash windows providing wonderful views, radiator, loft hatch access, two wall light points. Door to:-

EN-SUITE SHOWER ROOM. White suite comprising a shower cubicle with built-in Mira shower, low level wc, pedestal wash hand basin, radiator, wall light point, electric shaver point, extractor fan, built-in airing linen cupboard housing a large lagged hot water cylinder with ceiling light point.



BEDROOM 4 – 10'8" x 10'8". Deeply recessed sash window overlooking the front gardens and surrounding countryside with deep sill beneath. Occasional lighting point, built-in vanity white ceramic wash hand basin set above wooden fronted cabinets with a tiled splashback, electric shaver point to the side and a wall light point above. Radiator with thermostatic control.

BEDROOM 5 – 14'2" x 9'5". Deeply recessed sash window overlooking the front garden to open fields beyond, two built-in wardrobes, central dressing table with shelving above, wash hand basin set in a vanity surround with wood fronted cupboards beneath, tiled splashback, electric shaver point to the side and wall light point above, wall mounted electric towel rail, television aerial point.



BATHROOM. White suite comprising a wooden panel enclosed bath with Victorian style mixer tap, shower attachment and tiled wall surrounds. Wet room area at one end with

ceramic tiled floor, built-in electric shower unit, ceiling light point and tiled wall surrounds with a stainless steel floor drain, low level wc, white ceramic wash hand basin set in a tiled vanity surround with matching splashback, built-in cupboard beneath, electric shaver point and wall light point above, small paned window overlooking the rear garden, panelled floor, wall mounted radiator/towel rail.

From the sitting room a wooden panelled door opens onto:-

INNER HALL. Slate flagged flooring, built-in understairs storage cupboard, fitted shelves, inset ceiling downlighters, doors off to:-

BATHROOM. White suite comprising a white painted panel enclosed bath with tiled wall surrounds, fixed shower screen to the side and built-in Mira mixer tap/shower attachment, low level wc, wash hand basin set in a tiled vanity surround with built-in cupboards beneath, impressive slate flagged flooring, wall light point, wall mounted radiator/towel rail, part opaque glazed wooden framed window overlooking the rear gardens to countryside in the distance.

UTILITY ROOM – 21'10" x 5', extending to 8'8" at one end. Built-in single drainer stainless steel sink unit with cupboards and drawer beneath, space for tumble dryer/washing machine to the side and further space for fridges/freezers. Built-in cupboard with twin opening doors plus part slate tiled, part slate flagged flooring, radiator. Three windows overlooking the rear courtyard, inset ceiling downlighters, timber stable door to the rear courtyard, further door to:-

CLOAKROOM. White low level wc, corner wall mounted wash hand basin with tiled splashback and wall mounted mirror above, electric shaver point, slate flagged flooring, extractor fan, wall mounted towel rail/radiator, inset ceiling downlighters.

BOILER ROOM. Freestanding Euro Start oil fired boiler to supply domestic hot water and central heating, inset ceiling downlighter, slate flagged flooring, wall mounted electric meter and consumer circuit breaker boards together with electronic programming controls for the central heating and hot water. Wooden panelled door connecting to:-

LITTLE BARTON

SITTING ROOM – 13'3" x 13'4" min. to the chimney breast. Twin opening hardwood glazed panelled French doors to the front garden, exposed oak flooring, attractive fireplace with outer timber surround and mantel and a raised slate hearth on which stands a multi fuel burning stove, chimney breast recesses on either side with a range of cupboards and shelves to one side and open shelving to the other.



Telephone point, two radiators with thermostatic controls, stairs ascending to the first floor with display/storage space beneath the stairs. Wooden panelled door connecting back to the entrance hall to the main house, television aerial point, three wall light points, part glazed panelled door with slate steps down to:-

KITCHEN / DINING ROOM – 17'7" x 7'9". The kitchen is fitted with a range of off white cabinets comprising base level cupboards and drawers with attractive honed granite worktop surfaces and granite/ceramic tiled splashbacks. Inset Armitage Shanks white ceramic Butler sink with mixer tap above, inset Hotpoint four ring electric hob unit with filter hood above, integrated double oven and grill, inset ceiling downlighters, impressive slate flagged floor, ample space for upright fridge freezer, radiator with thermostatic control, sash window overlooking the rear courtyard, airing cupboard housing a freestanding Worcester oil fired boiler to supply domestic hot water and central heating, high level wall mounted electric consumer circuit breaker board and slatted shelving above the boiler, door connecting to the boiler room and utility area of the main house, further sash window to the side.



From the sitting room a flight of stairs ascend with wooden handrail, newel posts and banisters to a split-level landing with a dividing door and further doors off to:-

BEDROOM 1 – 12'9" x 8'. Sash window overlooking the grounds, radiator with thermostatic control, wall mounted wash hand basin with tiled toiletry shelf to the side and tiled splashback, electric shaver point above, two wall light points, radiator with thermostatic control.



BEDROOM 2 – 11'3" x10'5" max. Deeply recessed double glazed window providing beautiful views, shelved recess for storage/display, loft hatch access, exposed wooden floorboards, built-in double wardrobe with louvered doors and further cupboards above, extractor fan, wall light point, radiator with thermostatic control.

SHOWER ROOM. Fully tiled shower cubicle with built-in Mira shower, low level wc with concealed cistern, wash hand basin set in a vanity surround with cupboards beneath and toiletry shelving to the side, large wall mounted mirror above with concealed pelmet downlighting, electric shaver point, wall mounted radiator/towel rail, built-in towel shelving, vinyl covered floor, fully tiled walls, extractor fan.

N.B. Little Barton connects with Colan Barton at both ground and first floor levels and can be used in conjunction with the main house for extra accommodation or divided off as a separate letting cottage.

Within the grounds of Colan Barton are two purpose built modern semi detached letting cottages.

BOSLOWEN

Part double glazed panelled timber stable door to:-

KITCHEN / DINING ROOM – 10' x 9'2". Well fitted with a range of white cabinets with surrounding wood effect roll edge laminated worktop surfaces and attractive tiled wall surrounds, inset single drainer stainless steel sink unit with chromium mixer tap, inset four ring ceramic electric hob unit with stainless steel splashback and illuminated filter hood above, integrated washing machine, integrated Stoves double oven and grill, freestanding Grant oil fired boiler to supply domestic hot water and central heating with further shelved cupboard above. Attractive stone tiled flooring, radiator with thermostatic control, inset ceiling downlighters, loft hatch access. Recess for upright fridge freezer with further shelf and cupboard above housing the electric consumer circuit breaker board. Tiled steps to:-



SITTING ROOM / BEDROOM – 15'5" max. including cupboards x 13'. High vaulted ceiling featuring exposed beams with tracks of ceiling spotlights and a high level double glazed Velux skylight window with built-in blind. Along one side of the room there are a range of built-in cupboards comprising wardrobes, upright cupboards for hoovers etc. a range of open shelves and a central pull-down double bed. Exposed oak flooring, radiator with thermostatic control, door to the garden. In one corner is a raised honed granite hearth on which stands a multi fuel burning stove, television aerial point, high level windows, wall mounted thermostatic control for the central heating, wall light point.



BATHROOM. White panelled bath with chromium mixer tap and tiled wall surrounds, built-in shower with chromium fittings above and a fixed glazed screen to the side, white ceramic wash hand basin set in a vanity surround with high gloss white cupboards beneath and tiled surrounds with a built-in medicine cupboard above and fitted mirror with pelmet lighting. Low level wc with concealed cistern and toiletry shelf above, electric shaver point, part tiled walls, stone effect tiled flooring, chromium radiator/towel rail, inset ceiling downlights, extractor fan, opaque double glazed window.





GWEL AN LAGEN

Part double glazed panelled timber stable door to:-

KITCHEN / DINING ROOM – 10' x 9'. The kitchen is well fitted with a range of ivory fronted cabinets comprising base level cupboards and drawers with further matching wall mounted cupboards, surrounding wood effect roll edge laminated worktop surfaces with an inset single drainer stainless steel sink unit and chromium mixer tap. Inset four ring electric ceramic hob unit with stainless steel splashback and illuminated filter hood above. Attractive tiled wall surrounds to the worktop surfaces, integrated Stoves double oven and grill, integrated Baumatic washing machine, freestanding Grant oil fired boiler to supply domestic hot water and central heating with built-in shelved cupboard above. Recess mat well, inset ceiling downlighters, large double glazed window overlooking the grounds, radiator with thermostatic control, recess with room for upright fridge freezer, further shelving and cupboards above. Loft hatch access, inset ceiling downlighter, attractive stone effect tiled flooring. Three steps lead down to the:-

SITTING ROOM / BEDROOM – 14'9" including a range of wall-to-wall built-in cupboards x 12'9. A beautiful room with high, part vaulted ceiling with exposed beams and tracks of low voltage downlighters fixed to the beams. High level double glazed Velux skylight window and high level windows. Along one wall is a full range of built-in cupboards comprising wardrobes, open shelves, drawers and a large central pull down double bed with further storage above. Exposed oak flooring, part double glazed panelled stable door to the garden and a patio area. Radiator with thermostatic control, wall mounted thermostatic control for the central heating, television aerial point, raised honed granite hearth in one corner on which stands a multi fuel burning stove.



BATHROOM. White suite comprising a panel enclosed bath with chromium mixer tap, built-in shower with chromium fittings above and a fixed glazed screen to the side, tiled wall surround with inset toiletry shelf. White ceramic wash hand basin set in a vanity surround with cupboards beneath, tiled splashback, toiletry cupboard and shelf with built-in mirror and pelmet lighting, tiled wall surrounds. Low level wc with concealed cistern and toiletry shelf above, attractive stone style tiled flooring, chromium radiator/towel rail, electric shaver point, opaque double glazed window.

OUTSIDE

Colan Barton is approached from a quiet country lane that runs through this picturesque hamlet. Fronting the lane is an attractive stone wall in which is a central white painted pedestrian gate opening into the front gardens and to the side of this is an asphalted driveway leading down to the house. Immediately in front of the main house is a walled, beautifully landscaped and well tended garden with attractive lawns intersected by well tended gravel footpaths with beautifully planted mature established borders and the walls featuring many climbing flowers and plants including wisteria, ivy and roses.

To the right of the vehicular entrance is a **SINGLE DETACHED GARAGE – 16'9" x 10'11"** built of block, slightly dilapidated with no door to the front and concrete floor (this is currently used as a bin storage and general storage area). The asphalted driveway proceeds towards the house, with a gravelled driveway forking off to the right providing separate access to the holiday cottages, Bos Lowen and Gwel An Lagen. Beside the fork is a gravelled parking area for an extra vehicle and beside the house a five bar timber gate opens onto a large asphalted parking and turning area for numerous vehicles. This area has an attractive raised flowerbed above natural stone walls with a delightful central water feature comprising a granite fountain and waterfall with a pond and well planted surrounds.

Adjacent to the parking area is a **DOUBLE CARPORT – 25' x 17'9"** asphalted floor, timber side and a high timber beamed roof with modern profiled corrugated metal roofing. Further asphalted hardstanding for trailers, camper vans, boats etc. From the parking area there is a path leading to a paved terrace running half way along the back of Colan Barton below which are well tended lawns with gravel footpaths leading into the grounds.

SWIMMING POOL COMPLEX

SWIMMING POOL – 39' x 19'10". Steps at one end to allow ease of entry and a deeper diving end with stainless steel ladder and steps. On one side of the swimming pool are the:-

CHANGING ROOMS / PLANT ROOM – 15'10" x 11'10". This is a modern building divided into two with a changing room area and double glazed windows overlooking the pool and gardens. Ceramic tiled flooring and a door into the plant room which houses a freestanding oil fired boiler to supply the heating together with adjacent pumping and filtration tank for the swimming pool. Electric wall mounted consumer circuit boards and control equipment, window to the front, ceramic tiled floor.



The pool has stone paved tiled surrounds with inset lighting and is set in a lawned area below the main house with gates out into paddocks below. There are outside taps on the side of the plant room, outside security and courtesy lighting. Below the main house the lawns lead down to a large natural spring fed pond which connects through to the fields beyond. A wooden bridge adjacent to the pond opens via a five bar timber gate to three fields which are mowed and run gently down the valley side to an attractive stream at the bottom. Where the stream enters the land there is an intriguing stone arch. We understand from our clients that Colan Barton owns both banks of the stream and approximately 1 metre of the opposite bank.

The pool has stone paved tiled surrounds with inset lighting and is set in a lawned area below the main house with gates out into paddocks below. There are outside taps on the side of the plant room, outside security and courtesy lighting.

Below the main house the lawns lead down to a large natural spring fed pond which connects through to the fields beyond. A wooden bridge adjacent to the pond opens via a five bar timber gate to three fields which are mowed and run gently down the valley side to an attractive stream at the bottom. Where the stream enters the land there is an intriguing stone arch. We understand from our clients that Colan Barton owns both banks of the stream and approximately 1 metre of the opposite bank.



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At the top of the paddocks is a large **WORKSHOP/GARAGE – 19'3" x 11'** with tanalised timber doors to the front and a further timber stable door to the side. Built of stone with modern A-frame trussed roof and modern profile metal roofing. This is ample for sit on mowers, gardening equipment and a workshop area.



A gravelled driveway forks off the main drive, leading to the **TWO HOLIDAY LETTING COTTAGES 'BOSLOWEN' AND 'GWEL AN LAGEN'**. Beyond are well tended lawns and

a large patio area in front of the cottages. Near the cottages is a further pond with central island and duck house well planted with reed, iris and gunnera on the banks and an attractive weeping willow on one side. There are two levels of lawns by the cottages with a large aluminium framed greenhouse on the lower level and from the driveway approaching the cottages there are gates into two further small paddock enclosures.

There are oil storage tanks to the right of the driveway for the main house, to the right of the carport area for the two detached cottages and a further one below the house for the swimming pool complex. There is a shed in the small paddock enclosure below the swimming pool complex.

From the walled garden a pitched slated roof store cover opens into some stone seating linking the walled garden with a footpath leading down to the swimming pool complex and a gate, adjacent to the house opens from the walled garden into a delightful courtyard garden to the side of which are two stone and cob outhouses for fuel storage etc. with the remainder laid to lawn enclosed by stone walling. A gate on the far side of this courtyard opens into the swimming pool enclosure.

The grounds and gardens are beautifully tended, mature and well stocked providing the perfect back drop to this manageable but stately home with notable features including the beautiful walled garden creating a very formal introduction to the house. The surrounding grounds give control over the boundaries with no near neighbours and an excellent degree of privacy. The two large ponds and the unspoilt nature of the grounds attract a wide variety of wildlife including buzzards, deer, badgers, foxes, moor hens, ducks and many more. Along the lower boundary is an attractive stream, unused at the moment but offering potential for water features, ponds, lakes etc. to be created, subject to any necessary consents.



In all there are 3 fields and 3 small paddock enclosures with the gardens and grounds extending to approximately 10 acres.

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. Facsimile: (01872) 273474. Website: sales@lillicrapchilcott.com



www.waterfrontandcountryhomes.com

E-mail:

POST CODE – TR8 4NB.

SERVICES – Mains water, mains gas, mains electricity, private drainage, oil fired central heating. Telephone/broadband subject to suppliers regulations.

DIRECTIONS – From the village of Quintrell Downs near Newquay follow the A392 towards Bodmin and the A30, proceed out of the village and after about a mile take a left turning to Lady Nance and Colan Church, proceed down the hill into the hamlet of Colan and just before a T-junction the last property on the left hand side before the T-junction is Colan Barton, proceed down the drive and into a parking area behind the house.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm (available for viewings all day).

Energy Performance Certificate

Colan Barton Farm, Colan, NEWQUAY, TR8 4NB

Dwelling type: Semi-detached house
 Date of assessment: 11 May 2012
 Date of certificate: 13 May 2012

Reference number: 8522-6125-5540-6349-5966
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 216 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£8,538
Over 3 years you could save	£5,079

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£483 over 3 years	£246 over 3 years	You could save £5,079 over 3 years
Heating	£7,227 over 3 years	£2,925 over 3 years	
Hot Water	£828 over 3 years	£288 over 3 years	
Totals	£8,538	£3,459	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£915	✓
2 Internal or external wall insulation	£4,000 - £14,000	£1,680	✓
3 Floor insulation	£800 - £1,200	£417	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

Energy Performance Certificate

Little Barton, Colan Barton Farm, Newquay, NEWQUAY, TR8 4NB

Dwelling type: Semi-detached house
 Date of assessment: 11 May 2012
 Date of certificate: 13 May 2012

Reference number: 9498-3023-6265-5132-1960
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 79 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£3,261
Over 3 years you could save	£2,154

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£261 over 3 years	£132 over 3 years	You could save £2,154 over 3 years
Heating	£2,565 over 3 years	£729 over 3 years	
Hot Water	£435 over 3 years	£246 over 3 years	
Totals	£3,261	£1,107	

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Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
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2 Internal or external wall insulation	£4,000 - £14,000	£498	✓
3 Floor insulation	£800 - £1,200	£123	✓

See page 3 for a full list of recommendations for this property.

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Energy Performance Certificate

Bos Lowen, Colan Barton Farm, Colan, NEWQUAY, TR8 4NB

Dwelling type: Semi-detached bungalow
 Date of assessment: 11 May 2012
 Date of certificate: 13 May 2012

Reference number: 0653-2839-6355-9192-4795
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 32 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£933
Over 3 years you could save	£195

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£141 over 3 years	£69 over 3 years	You could save £195 over 3 years
Heating	£540 over 3 years	£510 over 3 years	
Hot Water	£252 over 3 years	£159 over 3 years	
Totals	£933	£738	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£5	£57	✓
2 Solar water heating	£4,000 - £6,000	£90	✓
3 High performance external doors	£1,000	£45	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

Energy Performance Certificate

Gwel An Logan, Colan Barton Farm, Colan, NEWQUAY, TR8 4NB

Dwelling type: Semi-detached bungalow
 Date of assessment: 11 May 2012
 Date of certificate: 13 May 2012

Reference number: 8452-6125-5350-1399-7992
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 25 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£855
Over 3 years you could save	£183

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£123 over 3 years	£80 over 3 years	You could save £183 over 3 years
Heating	£482 over 3 years	£459 over 3 years	
Hot Water	£240 over 3 years	£153 over 3 years	
Totals	£855	£672	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

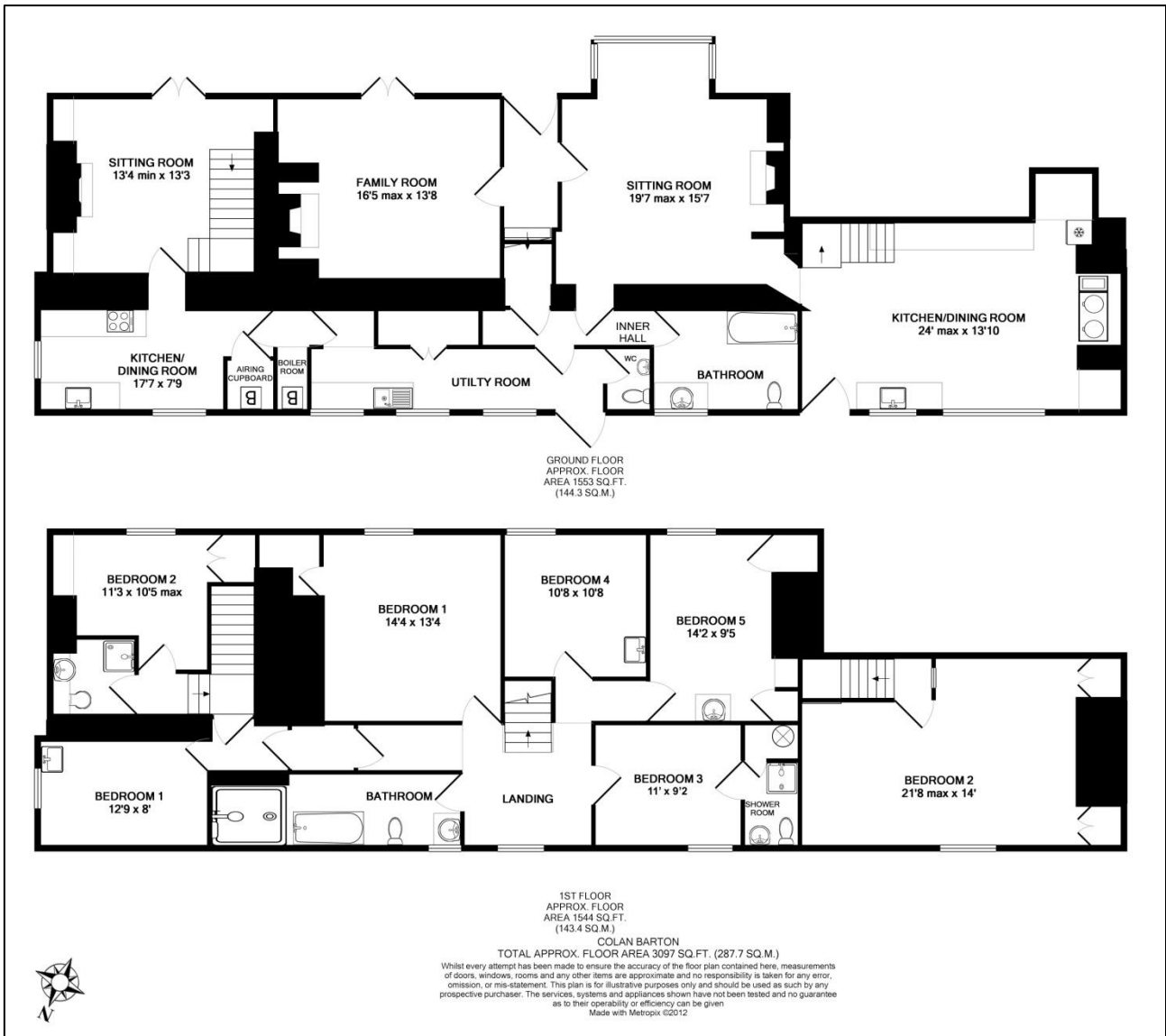
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£5	£51	✓
2 Solar water heating	£4,000 - £6,000	£87	✓
3 High performance external doors	£1,000	£45	✓

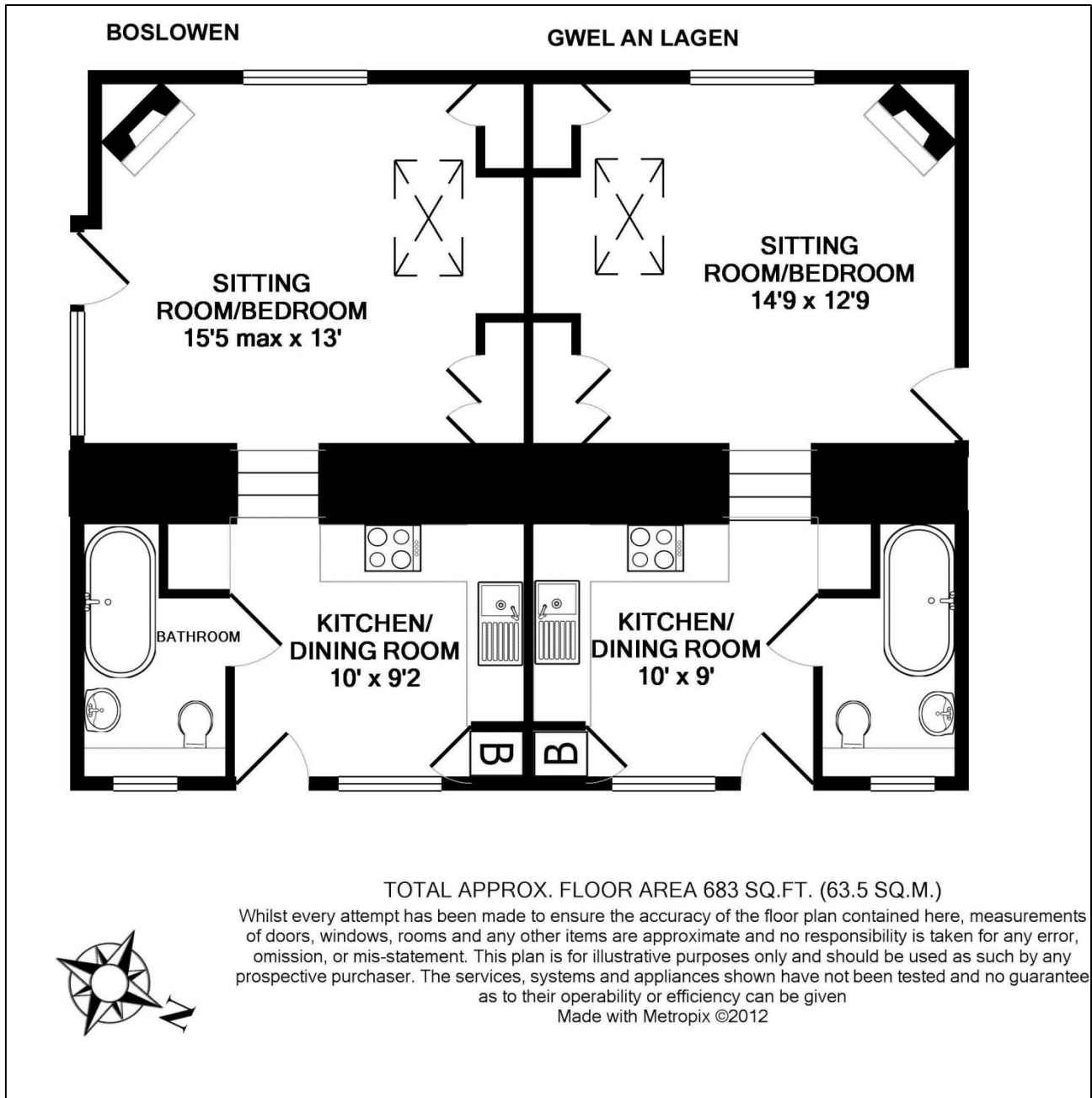
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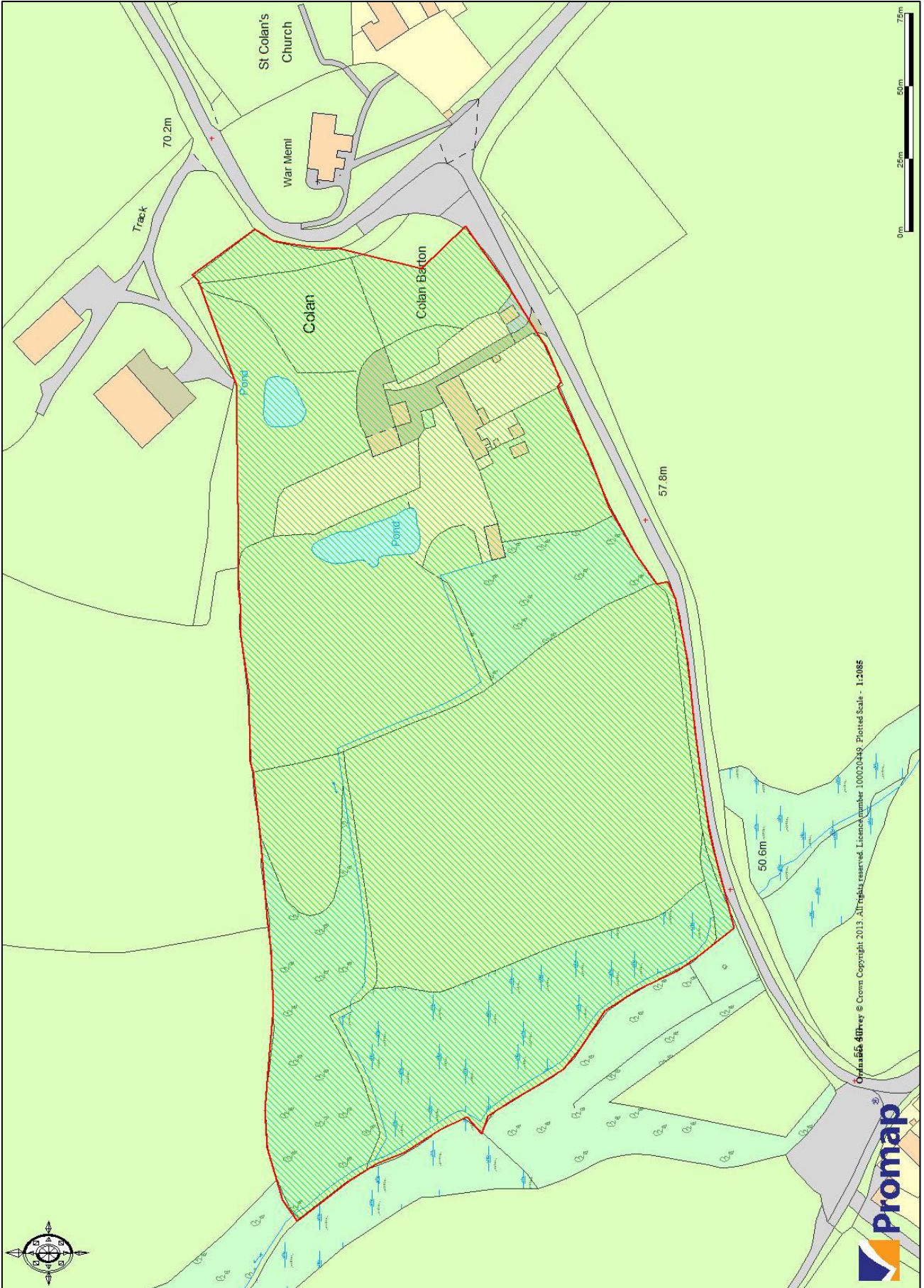
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