



Trewennan Barn



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Trewennen Road, St. Teath, Cornwall, PL30 3JZ

Village Centre 0.5 miles - Wadebridge 8.2 miles

A substantial barn conversion with a stunning kitchen extension constructed to a high standard

- 5 Bedrooms
- Open-Plan Living & Kitchen Area
- Landscaped Gardens
- Ample Parking
- Walking Distance to Village Amenities
- Close to the North Cornish Coast

Guide price £669,950

SITUATION

The property is located close to the centre of the sought after and community orientated village of St Teath which benefits from a post office and general stores, butchers, well respected public house, primary school, church and village hall and award winning cafe. The beautiful beach of Trebarwith Strand is less than 4 miles away with the picturesque fishing ports of Port Isaac and Port Gaverne less than 6 miles to the south of the property. A comprehensive range of shopping facilities can be found in the local town of Camelford, some 4 miles away, with its supermarkets, doctors, veterinary surgeons and primary and secondary school education. The town of Wadebridge with similar facilities can be found 8.2 miles to the south and is situated astride the River Camel with its famous Camel Cycle Trail linking the picturesque fishing village of Padstow to Wadebridge.

DESCRIPTION

This charming stone and slate barn was originally constructed in 1850 and has been renovated to the very highest standard by the current owners with the addition of a large contemporary kitchen providing wonderful family accommodation and entertaining space.



ACCOMMODATION

The property is illustrated on the floorplan overleaf and briefly comprises a half glazed front door to the hallway with a slate tiled floor. There is access to a ground floor bedroom and downstairs bathroom comprising a panel enclosed bath with shower above, WC and washbasin. The hall leads to a large open-plan kitchen, sitting and dining area.

The fully fitted bespoke kitchen has a range of base units, built-in appliances and a large central island. One wall is made up of bi-folding doors opening to the landscaped garden and patio area. There is a utility room, boot room and additional downstairs toilet along with a storage room/study. The dining room and sitting room have a beamed ceiling and a wood-burning stove.

From the hallway, stairs lead to the first floor. The master bedroom is double height with exposed A-frame beams and incorporates an en suite bathroom with large walk-in shower, WC and washbasin. There are three further bedrooms and a family bathroom comprising a panel enclosed bath with shower above, low flush WC and washbasin.

OUTSIDE

A gravelled drive leads to a huge parking area with access around both sides of the house. To one side of the property is a beautifully landscaped garden with sunny patio area, ideal for al fresco dining. There is a large shed measuring approximately 4.06m x 3.68m (13'4" x 12'1") divided into three separate rooms.

SERVICES

Mains electricity, mains water, private drainage, oil-fired central heating. Please note the agents have not tested or inspected these services.

VIEWING

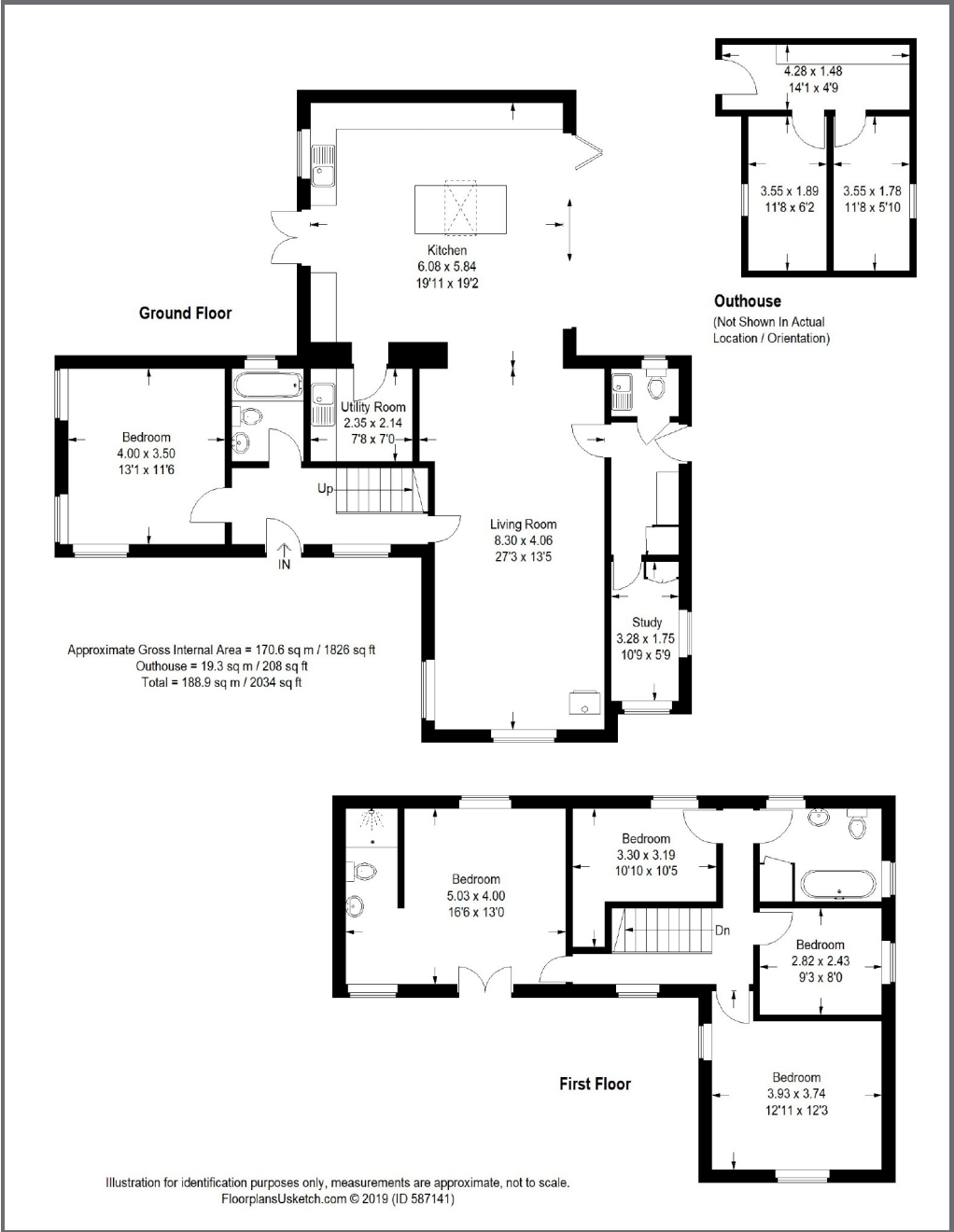
Strictly by prior appointment with Vendor's sole appointed agents, Stags.

DIRECTIONS

From Wadebridge take the A39 northwards to Camelford. After passing through the Allen Valley, turn left following the signpost to St Teath on the B3267. On entering the village continue past the war memorial and primary school beyond which the property will be found on the right-hand side identified with a Stags For Sale sign.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 Eddystone Court,
Wadebridge, Cornwall, PL27
7FH

wadebridge@stags.co.uk
01208 222333



@StagsProperty

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