



TREWINCE BARN, TREWINCE LANE

GRAMPOUND ROAD

TR2 4DX

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# TREWINCE BARN, GRAMPOUND ROAD, TR2 4DX

DETACHED CONVERTED BARN IN QUIET RURAL  
SETTING

Tucked away at the end of a long lane, surrounded by  
countryside and enjoying far reaching views.

Very attractive with large rooms and full of character. Four  
bedrooms, large sitting room, fabulous kitchen/dining  
room, study (or fifth bedroom), utility, first floor bathroom  
and ground floor shower room.

Large gardens and copse. Very useful outbuilding with  
further potential. Parking for six cars. Oil central heating.  
EPC - C

GUIDE PRICE £585,000

*Philip Martin*

PHILIP MARTIN

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## GENERAL COMMENTS

The location of Trewince Barn is very special indeed - tucked away at the end of a very long lane, backing onto fields and enjoying peace and far reaching countryside views. The barn was converted in 2006 in a very sympathetic way, it retains much charm and character with modern additions including underfloor heating downstairs, solar panels for hot water and photovoltaic panels which are owned by the vendors and benefit from income from the feed in tariff (and lower electricity bills).

The barn has very attractive stone elevations underneath a natural slate roof, interestingly the brick that forms part of the building were made in the village when there was a company manufacturing many years ago. The property is very well presented with large, well proportioned rooms and there is a feeling of light and space throughout. The internal floor area extends to approximately 2012 square feet. A particular feature is the superb former "round house" that is now a wonderful kitchen/dining room with vaulted ceiling, this is the hub of the house and perfect for modern day living. There are four double bedrooms and bathroom on the first floor with kitchen/dining room, sitting room, study, cloakroom, wet room and utility downstairs. In addition a large entrance porch provides plenty of space for coats, boots etc. essential for country living.

Outside is a generous garden extending to approximately a third of an acre that is well stocked with an array of shrubs, plants and trees. A very large detached outbuilding is currently a useful workshop/store but has huge potential for conversion into an annexe, holiday let and perfect as an office for those looking to work from home (all subject to consent).



## LOCATION

The property stands at the end of a long unmade farm lane. Trewince Farm is no longer a working farm and is one of the only two neighbouring properties, the original farmhouse and another converted barn. Grampond Road has an excellent shop/post office for daily needs

and a very active cricket club with social club. Probus has further excellent village facilities including farm shop, pub and several takeaways whilst Truro and St. Austell offer a full range of shopping facilities at eight miles and seven miles respectively. There is a good range of Private and State Schools in the area, both Truro and St. Austell offer an intercity rail link to London

*Philip Martin*



(Paddington). Trewince Barn is also about a ten minute drive from the A30 and therefore enjoys easy access to all parts of the county including both north and south Cornish coasts.

In greater detail the accommodation comprises (all measurements are approximate):

#### ENTRANCE PORCH/BOOT ROOM

15'11 x 9'1 (4.85m x 2.77m)

A very large entrance porch room with ample space for coats, boots, bicycles etc. Window to side. Door opening to:-

#### SITTING ROOM

29'9 x 12'9 (9.07m x 3.89m)

A well proportioned room with tiled floor and underfloor heating. Glazed door opening to front and window. Woodburning stove, wall light. Stairs leading to first floor with galleried landing and high ceiling.

#### CLOAKROOM

Low level w.c., pedestal wash hand basin, tiled floor, wall alcove.

#### KITCHEN/DINING ROOM

22'7 x 20' (6.88m x 6.10m)

A fabulous room and the hub of the house, perfect for modern day living. Originally the round house it has very high and exposed roof trusses which make a lovely feature. A triple aspect room with two windows and glazed double doors leading outside. Excellent range of bespoke kitchen units, LPG

gas hob, Heritage oil fired range for cooking, central heating and hot water, single stainless steel sink with double drainer. Tiled floor with underfloor heating.

#### UTILITY ROOM/SHOWER ROOM

11' x 9' (3.35m x 2.74m)

Space and plumbing for washing machine and space for tumble drier, large airing cupboard housing factory lagged hot water cylinder, Walk in shower with tiled surround and Mira electric shower and conventional shower off the heating system.

#### STUDY

14'4 x 9' (4.37m x 2.74m)

Fully glazed door leading outside and side windows, tiled floor with underfloor heating, four wall lights, door to sitting room. This room could also be used as a ground floor bedroom and as it is next to the shower room would be ideal for a dependent relative.

#### FIRST FLOOR

Galleried landing, loft access.

#### MASTER BEDROOM

16' x 12'9 (4.88m x 3.89m)

A light twin aspect room with windows enjoying far reaching countryside views. Two built in double wardrobes, two wall lights, radiator.

#### BEDROOM TWO

13'5 x 12'10 (4.09m x 3.91m)

Another light twin aspect room with window to side and Juliet balcony both enjoying rural views. Built in wardrobe, radiator.

### BEDROOM THREE

11'2 x 10'10 (3.40m x 3.30m)

Twin aspect with window to side and glazed door opening into the rear garden, radiator.

### BATHROOM

10'10 x 7' (3.30m x 2.13m)

A white suite comprising panel bath with fully tiled surround, pedestal wash hand basin with tiled splashback and light above, heated towel rail, roof light.

### BEDROOM FOUR

10'9 x 10'7 (3.28m x 3.23m)

Window to side, radiator.

### OUTSIDE

Trewince Barn is found at the end of a long lane with only two neighbouring properties, the original farmhouse and another converted barn. A concrete driveway at the side of the barn provides private parking for three or four cars and an additional parking area for two cars has recently been created. The gardens and grounds are very pleasant and well stocked with many shrubs and plants providing interest and year round colour. The front garden has attractive Cornish retaining walls and a path meanders up to a lawn and continues to the vegetable garden with raised beds. The garden enjoys a sunny aspect and the views from here are fabulous and far reaching over the surrounding countryside. The garden is enclosed within a Beech hedge, earth bank and fence.



### OUTBUILDING

This building has tremendous potential and whilst currently a very useful workshop/storage shed it would easily convert into a separate annexe or holiday let subject to necessary consent or ideal as a home office, gym or garage, the possibilities are endless (subject to necessary consent).

### TOP GARDEN AND COPSE

Above the main garden is a further level lawned garden that runs the length of the property where there is a wonderful Acer tree and this leads to a very private enclosed secret garden behind the outbuilding which is also accessed from the third bedroom. An enclosed copse runs along the top boundary and this has been



heavily planted with a selection of trees. An ideal area for hens and possibly a pig or two!

### SERVICES

Private water and drainage. Mains electric. Oil central heating. Solar panels for hot water. Photovoltaic panels which are owned by the vendors.

### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

### VIEWING

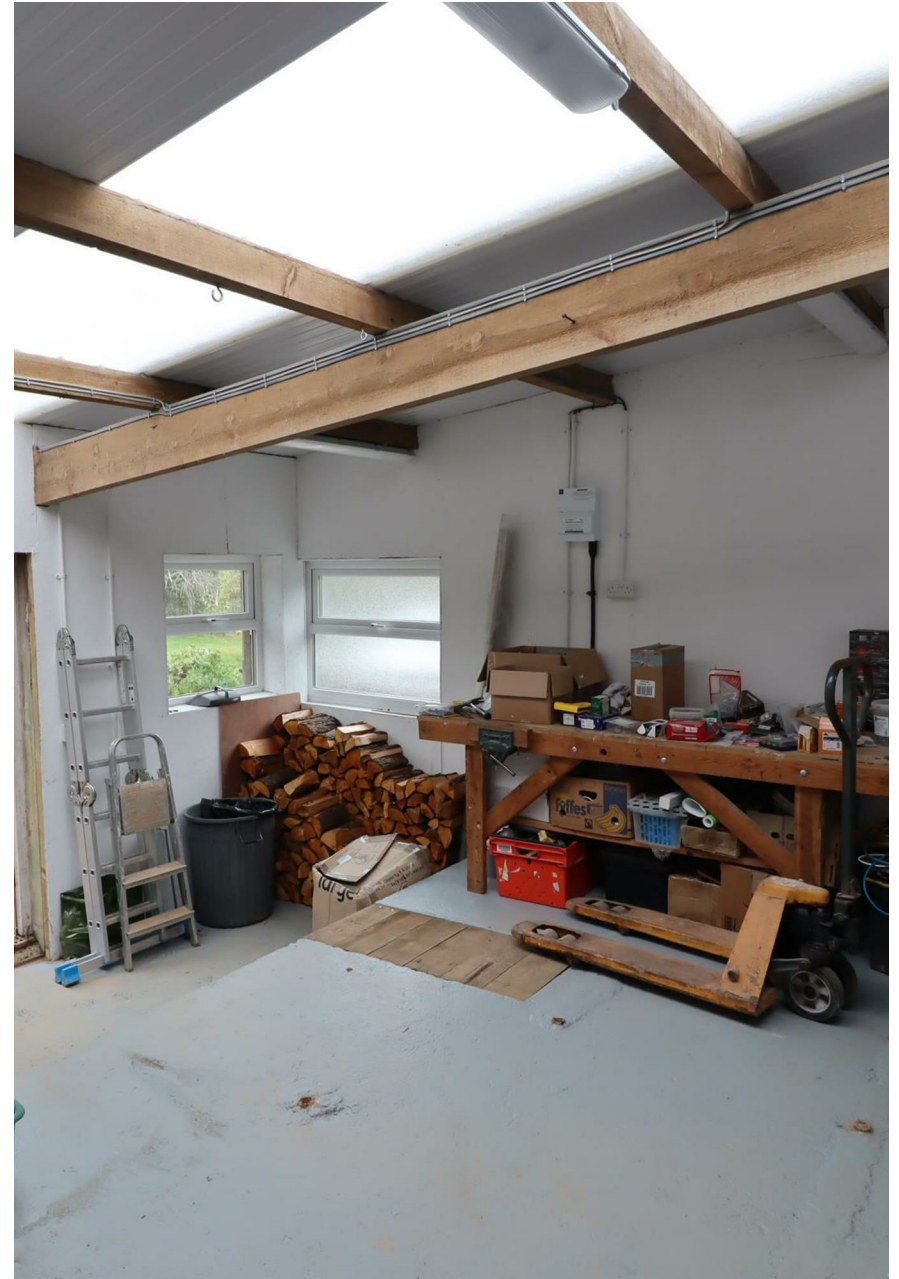
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

### DIRECTIONS

From Truro proceed in an easterly direction along the A390 towards St. Austell bypassing the village of Probus. Take the left hand turning signposted to Grampound Road and on entering the village continue around to the left over the bridge and immediately left into Trewince Lane. The property can be found at the end of this lane.

### DATA PROTECTION

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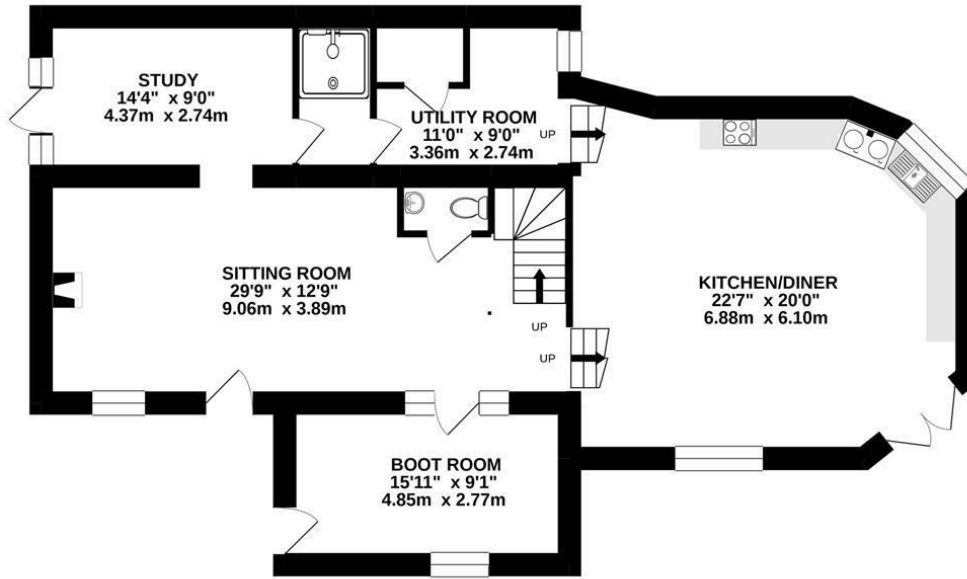




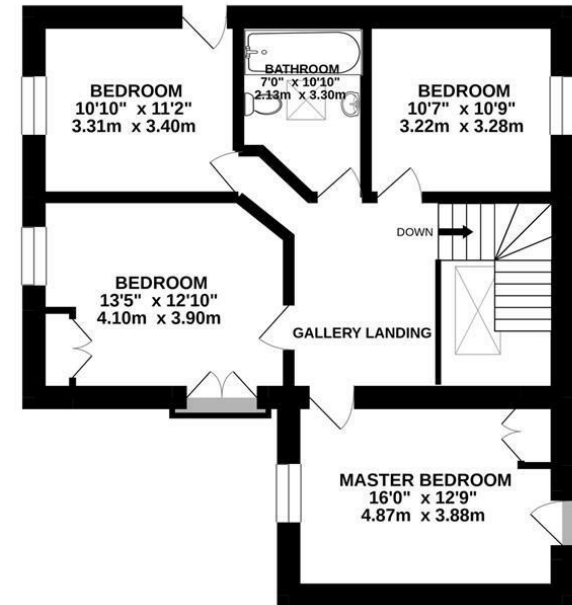


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GROUND FLOOR  
1207 sq.ft. (112.1 sq.m.) approx.



1ST FLOOR  
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 2012 sq.ft. (187.0 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs		90	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-104) A			(81-91) A
(85-91) B			(68-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC





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