



## Tramai Barn, East Colliford Farm

Guide Price £425,000

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## THE PROPERTY

Discover the epitome of countryside elegance within this stylish three-bedroom detached barn conversion. Merging traditional charm with contemporary allure, this residence offers a delightful array of features. Step into the heart of the home, where a meticulously designed fitted kitchen awaits, inviting culinary adventures and convivial gatherings alike. Adjacent, the inviting lounge beckons with its warmth, centered around a captivating woodburner, perfect for cosy evenings in.

Unwind in the luxury of a modern tiled bathroom, promising relaxation and rejuvenation, while the master bedroom boasts the indulgence of a splendid en suite, creating a private sanctuary within. Ideal for those yearning for the tranquility of rural living, this property presents a host of amenities for both comfort and practicality. Oil fired central heating ensures warmth throughout the seasons, while double glazing offers insulation and peace of mind.

Further enhancing its appeal, a generously proportioned detached garage workshop provides ample space for hobbies or storage. Whether enjoying the serenity of the countryside or entertaining in style, this property embodies the essence of tranquil refined rural living, promising a lifestyle of utmost comfort and sophistication.

## THE OUTSIDE

The charming principal gardens, gently terraced to the rear of the property, offer a delightful elevated perspective of the expansive rural vistas beyond. Primarily consisting of well-maintained lawns, the gardens are complemented by vibrant flower beds adorned with a variety of plants, shrubs, and trees. A haven for gardening enthusiasts, the garden presents an excellent opportunity to cultivate one's horticultural haven. Additionally, an inviting gravel seating area provides an ideal spot for al fresco dining and relaxation, complete with ample space for outdoor furniture.

Situated in a raised position, this attractive barn conversion offers an ideal vantage point to admire the surrounding countryside. Across the driveway, a spacious double garage workshop awaits, providing ample room for hobbyists to indulge in their passions. Equipped with power, lighting, a workbench, and sufficient space to accommodate a camper or classic car, this garage presents a versatile space for various pursuits and storage needs. Furthermore, a cellar beneath the property offers additional storage space, enhancing the practicality of this charming rural retreat.







## THE LOCATION

Nestled near the scenic paths of East Colliford, this property provides a serene escape just moments from the A30 dual carriageway. The nearby village of Bolventor, renowned for its association with Daphne du Maurier's literary classic, Jamaica Inn, imbues the area with a sense of historical allure. Only 3 miles away lies St Neot, a charming village boasting not only a picturesque church but also a popular local public house community shop and primary school. Additionally, the popular Carnglaze Caverns, known for hosting live shows and events, add to the local attractions, offering entertainment and exploration for residents and visitors alike.

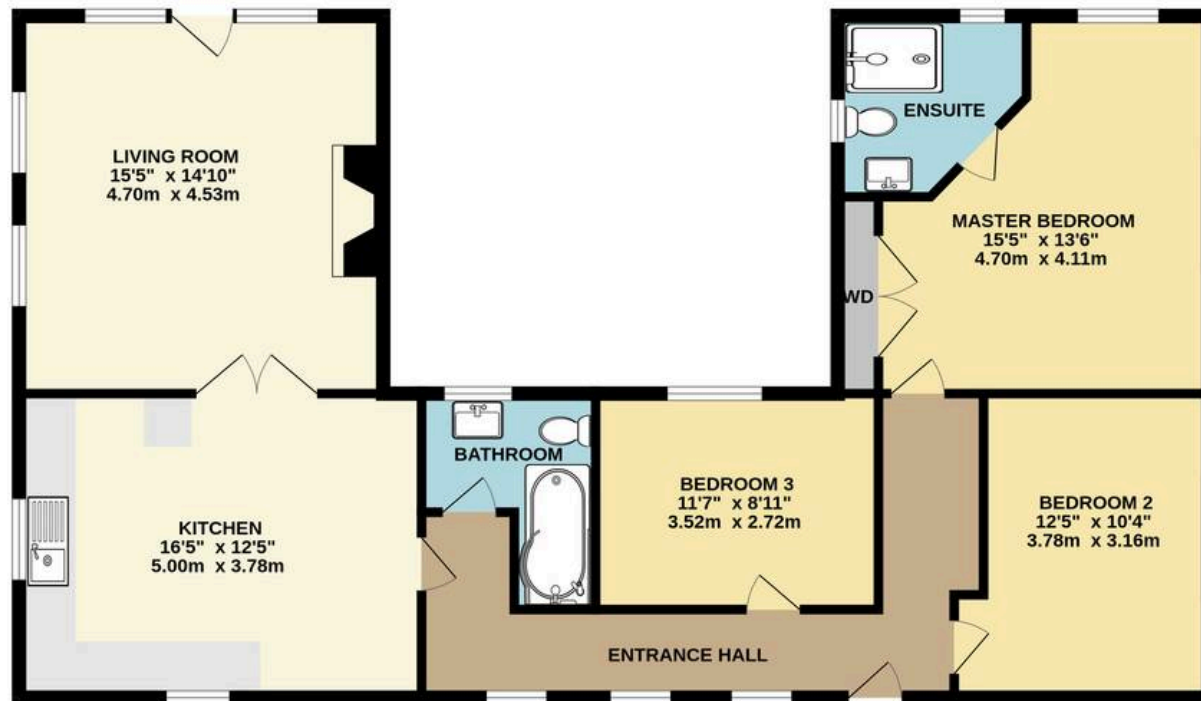
The surrounding area is steeped in myth and legend, with nearby Dozmary Pool serving as a focal point of Arthurian folklore, famously linked to the tale of King Arthur and his mythical sword, Excalibur. Colliford Lake, situated nearby, further enhances the region's natural beauty, providing a tranquil setting for outdoor activities and leisurely strolls along its shores.

Within a 14-mile radius, towns such as Bodmin, Launceston, and Liskeard offer a diverse array of amenities and services, catering to the needs of residents. Liskeard's mainline railway station provides convenient transportation links to destinations including Penzance and London, while Plymouth and Exeter, both within a 90-minute drive, offer international travel options with their airports and ferry services.

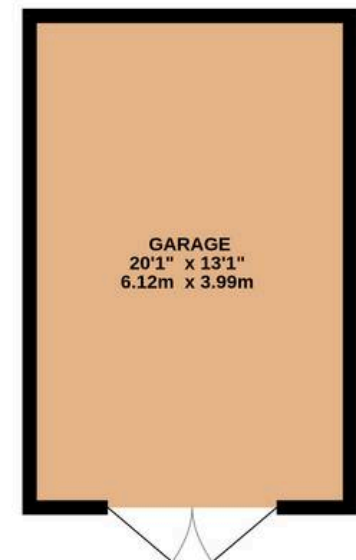
With its blend of historical charm, natural beauty, and convenient amenities, the East Colliford area presents an ideal setting for those seeking a balanced lifestyle amidst the picturesque countryside of Cornwall. Moreover, easy access to the stunning beaches of North Cornwall adds to the region's appeal, providing opportunities for relaxation and outdoor recreation throughout the year.



GROUND FLOOR  
1055 sq.ft. (98.0 sq.m.) approx.



GARAGE  
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.4 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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