



Lower Trewint, Menheniot

In Excess of £775,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents



THE PROPERTY

Situated on the edge of the highly regarded village of Menheniot, this outstanding barn conversion forms part of an exclusive development and offers a rare opportunity to enjoy stylish, energy-efficient living in a peaceful semi-rural location. Beautifully presented throughout, the property blends traditional charm with contemporary comfort and must be viewed to be fully appreciated.

The spacious ground floor accommodation includes a sleek, modern kitchen/breakfast room with a built in oven, dishwasher, gas and induction hobs, a separate dining room ideal for entertaining, and a cosy yet spacious living room with a wood-burning stove. Two ground floor bedrooms provide flexible options for family living, guests, or working from home and is served by a luxurious four-piece family bathroom with separate shower.

Upstairs, there are three generously sized double bedrooms, including an elegant principal suite with a contemporary ensuite shower room. A separate WC on this floor adds extra convenience.

This impressive home is equipped with a range of eco-conscious technologies, including privately owned solar panels with battery storage, an air source heat pump, and an electric vehicle charging point all offer both energy efficiency and an income stream. The property also features private water supply and drainage, further enhancing its sustainability credentials. Please see the Vendors comments below.

Externally, the home sits within approximately 1.29 acres of beautifully landscaped grounds, including a level patio, a productive vegetable garden, a soft fruit bed, small orchard, and a paddock—ideal for those seeking a more self-sufficient lifestyle in the countryside. A detached double garage is complemented by an adjoining workshop, providing excellent space for hobbies, storage, or further use, along with ample off-road parking.

THE OUTSIDE

The property is set within an impressive plot of approximately 1.29 acres, offering a wonderful sense of space, privacy, and rural charm. The beautifully landscaped gardens are a true highlight, featuring a spacious patio sun terrace ideal for outdoor dining and entertaining, a soft fruit bed, small orchard, and an established vegetable plot with green house and polytunnel—perfect for those interested in gardening or sustainable living. An enclosed paddock provides further versatility, suitable for a variety of uses such as small-scale livestock, recreational space, or further cultivation.

Access to the grounds is secured via an electric gate, leading to a generous double garage complete with an adjoining workshop/store, offering excellent potential for hobbies and storage, a large parking bay provides ample off-road parking for multiple vehicles, making this property as practical as it is picturesque.

Agents Note - Since the EPC was commissioned, the property's owners have changed the heating system from oil to an air source heat pump

Agents Note: We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website.

THE LOCATION

The village of Menheniot is a well-connected and vibrant community offering a range of local amenities, including a church, chapel, highly regarded primary school, a combined post office and village store, a traditional inn, and a sports club with facilities for tennis, cricket, and football. Just 1.5 miles away, in the neighbouring hamlet of Lower Clicker, Menheniot Station provides mainline rail links to Plymouth and Truro—ideal for commuters and families with children attending schools further afield. The village also enjoys excellent road connectivity via the nearby A38, offering direct access to Plymouth city centre and the wider Cornish region.

A second public house in Lower Clicker provides an additional local venue for socialising, all within easy reach.

Approximately four miles away, the market town of Liskeard offers a broader range of amenities, including supermarkets, leisure facilities, a sports centre, and both primary and secondary schools. Mainline rail services between London Paddington and Penzance are also easily accessible from Liskeard, further enhancing the area's appeal for commuters and travellers alike.

VENDORS COMMENTS

We have made a significant investment in this technology and the financial benefits are substantial:

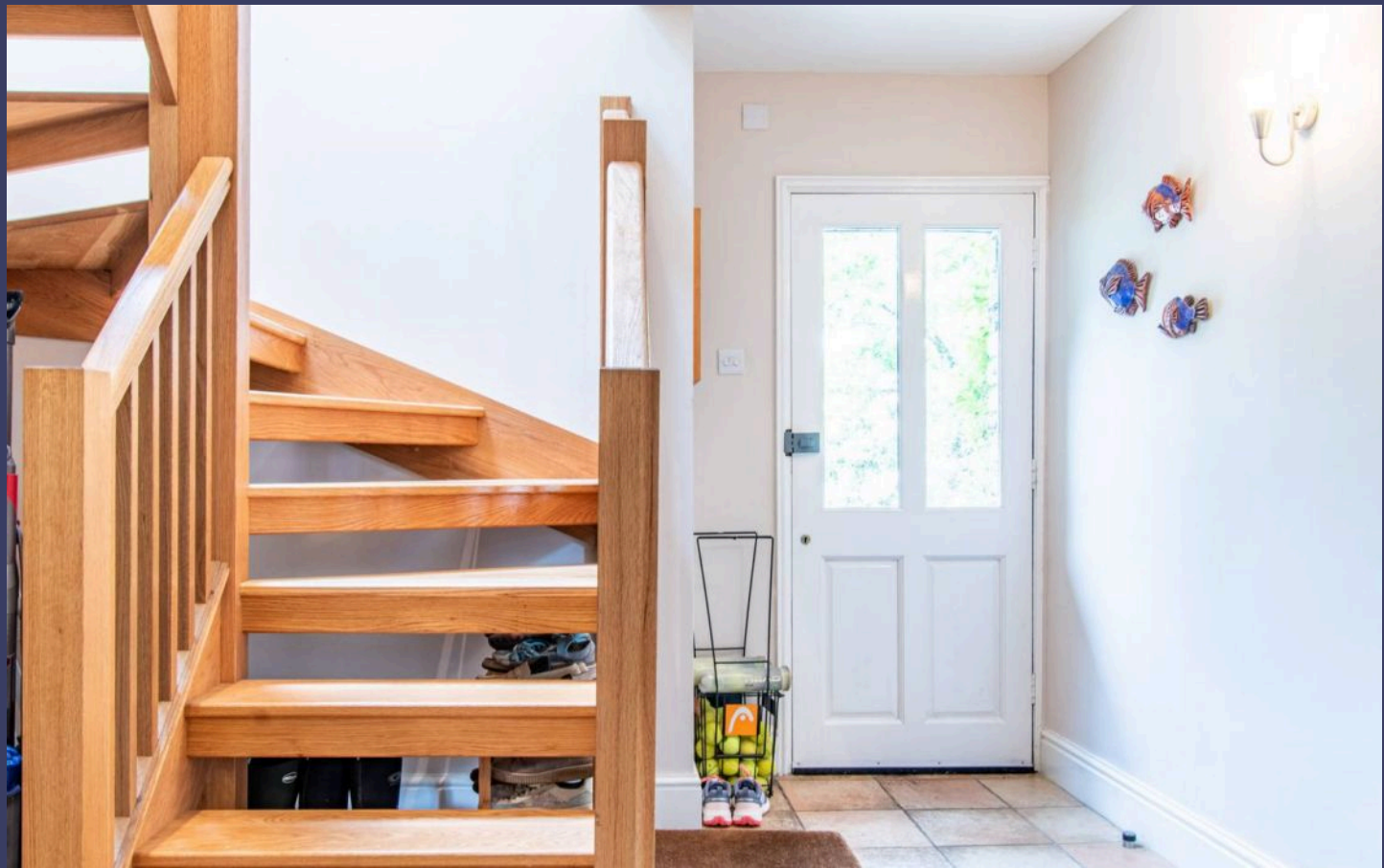
The house benefits from solar, an air source heat pump (ASHP) and a Powerwall 2 battery. The solar was installed under the FiTS scheme. Under FiTS, all electricity that is generated by solar (regardless of whether it is used or exported) is paid at 17.9p kWh. In addition, all electricity that is exported is paid at 15p kWh by our electricity supplier; as a result, all solar generated electricity that is exported will generate 32.9p kWh.

The smart meter along with the battery and the electricity tariff we use allows us to import electricity at 7p kWh and export at 15p kWh. The Electric Vehicle (EV) tariff that we are on from our electricity supplier means that the majority of the electricity that we purchase costs 7p kWh, which is about a quarter of the standard tariff.

Solar generation varies year on year, ranging between 2500 and 3400 kWh. In 2024, we exported 3088kWh and used 8538 kWh of electricity, which covered all of our heating, electricity and EV charging for Lower Trewint.

In addition to the efficiency of the ASHP, we benefit from the Renewable Heat Incentive (RHI) payments for an ASHP. This pays £449 per quarter with 12 further payments due. Both the FiTS and RHI payments increase at the CPI rate of inflation each April.

The utilisation information provided above is based on our consumption of electricity for heating, general usage and EV driving and is provided as an example.





DIRECTIONS

Start From Liskeard town centre . Head southeast on Baytree Hill toward Dean Street. At the mini-roundabout, take the second exit onto Plymouth Road (B3254). Continue on Plymouth Road, passing through the traffic lights and staying on the B3254. After approximately 1.5 miles, at the roundabout, take the first exit onto the A38 slip road to Plymouth. Merge onto the A38 and continue for about 1 mile. Take the exit toward Menheniot Upon reaching the village take the next right hand turning after the The White Heart public house onto Trewint Road where the property can be found within a barn complex on the right hand side.

What3words///puzzled.frail.surnames



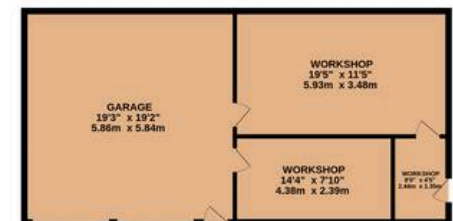
GROUND FLOOR
1590 sq.ft. (147.7 sq.m.) approx.



1ST FLOOR
1116 sq.ft. (103.7 sq.m.) approx.



WORKSHOP/GARAGE
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 3449 sq.ft. (320.4 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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