


Holly House
Mitchell



Jackie Stanley
ESTATE AGENTS

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- Detached new build barn style development of nearly 2100sq feet
 - Four/five bedrooms with four chic & stylish bathrooms and a further WC
 - Reverse style open plan living / perfect family home or lock up and leave holiday home
 - Turned oak staircase and engineered oak flooring
 - Beautifully designed with large wood burning stove
 - Solar panel array and EV car charger / house alarm
 - Landscaped gardens and parking for several cars
 - Accessed via driveway, tucked away in a private location with restful views across farmland

Situated in an idyllic rural position in the delightful hamlet of Mitchell, is this magnificent, architecturally designed and uniquely stylised four/five bed roomed detached barn conversion. Completed 8 years ago to a superb standard.

Located in its own detached and private location away from the main road through Mitchell, just 15 minute drive from the rugged North Cornish coastline and the revered golden beaches of the seven bays, and 12 minute drive from Truro or Newquay.

This impressive and attractive property is striking inside and out, of reverse style open plan living with bedrooms on the ground floor, one of the rooms is currently used as a media room, 4 chic and stylish bathrooms (3 ensuite), and a welcoming entrance hall with impressive atrium.



On the first floor an airy vaulted oak finished space greets the eye, beautifully arranged for open plan living, with a lounge kitchen diner, a WC, pantry and utility area. The kitchen area utilises a range of modern floor and wall mounted units, with a large island fitting which incorporates a large double electric oven, and a 6 burner LPG gas hob, with further cupboards and breakfast bar, all fitted with oak worktops. There is a fitted dishwasher, large American style fridge freezer and a beautiful Belfast sink.

The lounge area is impressively spacious and showcases a large log burner, nestled into bespoke floor to ceiling shelving. There are large sliding doors in two locations on the upper floor to really bring the outside into this beautifully attractive living space.

The views from the back of the property are also beautifully restful and take full advantage of the





privacy and views. To the front of the property there is a floor to ceiling window that overlooks the entrance hallway and views to the gardens and beyond.

Holly House, Mitchell, Cornwall.

TR8 5AT.

£775,000



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The property boasts traditional barn conversion attributes, whilst incorporating the modern expectations of a highly energy efficient new build. Providing just under 2100 square feet of accommodation.

The specification at Holly House includes, solar panel and AV car charger, engineered oak flooring, a beautifully bespoke turned oak staircase, a large modern built in log burner.

Step outside into the marvellous cottage style gardens. There are two further tiers to enjoy and the back of the property boasts a particularly private and peaceful space. There is also access from two of the four rear facing bedrooms to the back of the garden area.

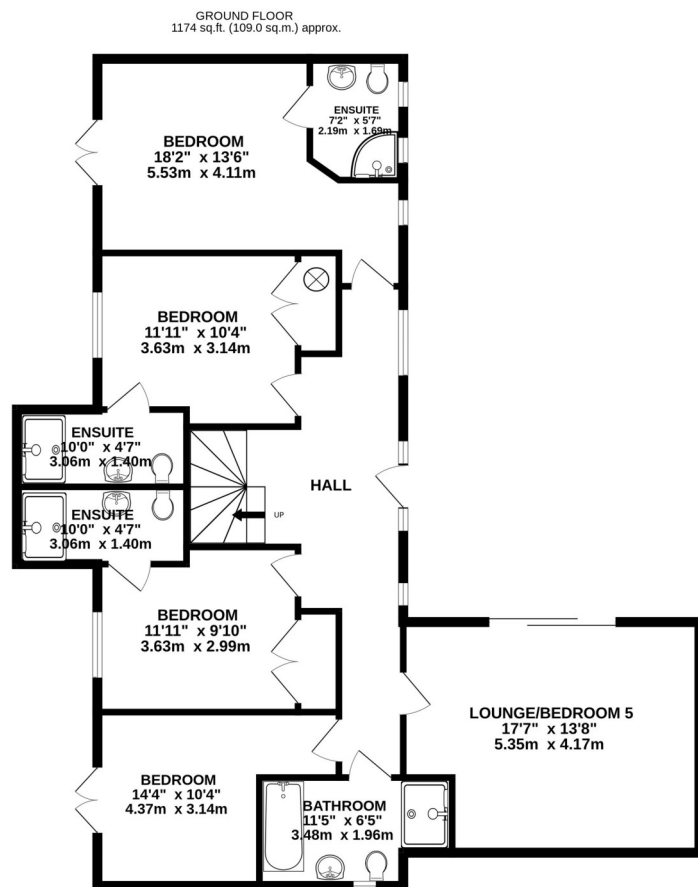
Parking for several vehicles is catered for on the gravelled driveway with lighting, electricity and water. There is a garden shed and large summer house. Services to the property include mains water, main sewerage, electricity and oil central heating. EPC rating B. Council tax band E.

Holly House is situated within the small hamlet of Mitchell and close to the sleepy village of St Newlyn East, nestled approximately three miles inland from the rugged North Cornwall Coastline.

To find Holly House, after passing Summercourt on the A30 travelling West, take the next junction signposted for Mitchell, St Newlyn East and Newquay, travelling through the village look for the play park and red phone box on the left, directly to the right of the play park is a House and to the right of the house is a gravelled driveway, Holly House can be found at the top of the driveway.

Appointments strictly by appointment only.

The postcode for satellite navigation is TR8 5AT. What3words: ///scam.pausing.relishes.



TOTAL FLOOR AREA : 2051 sq.ft. (190.6 sq.m.) approx.

