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Manor Barn, Tremodrett

****No Onward Chain**** An exciting opportunity to purchase a four-bedroom home, situated in a rural location, within approx. one mile of village amenities and within two miles of the A30. Benefits from a spacious, flowing layout.

Includes land approaching 2.5 acres.

- *Spacious dining room adjacent to modern kitchen
- *Generous lounge *Internal lobby with office space
- *Bathroom *Four bedrooms *Utility
- *Driveway parking and car port
- *Double glazing & LPG fired central heating
- *Countryside views *Approx. 2.5 acres

Offers in excess of: £645,000



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Manor Barn, Tremodrett, Roche, St Austell, PL26 8LP.

Timber door with double glazed insert opens into the entrance hallway.

Entrance hallway wood effect flooring, radiator, inset LED spotlights to ceiling. Timber doors open to reveal a useful coat and shoe storage cupboard with further doors opening to the downstairs WC, utility and dining room.

Downstairs WC double glazed timber framed window to side elevation, tiled flooring, radiator, close coupled WC, vanity wash basin unit with mixer tap with tiled splashback. Extractor fan, LED spotlights to ceiling.

Utility a wide timber door with double glazed insert opens to side pathway to the front. This pathway has a wooden store for the LPG tanks. Wood effect flooring, radiator, range of floor-based units comprising cupboards and drawers with work surface over. Inset ceramic sink with mixer tap, space for washing machine and freezer, door opens to the boiler cupboard housing a modern Ariston combi boiler, matching wall mounted storage units, LED spotlights to ceiling.

Dining room timber framed double glazed window to the side elevation, radiator, supplementary electric panel heater, wood effect flooring, space for 10-to-12-seater family dining table and dresser/TV unit, inset LED spotlights to ceiling, an opening leads through to the kitchen, two steps lead down to the internal lobby/study area.

Kitchen timber framed double glazed window to side elevation, tiled flooring, range of floor-based units comprising cupboards and drawers with work surfaces over. Inset 1 1/4 bowl sink and drainer with mixer tap, Hotpoint double electric oven and grill, integrated four ring ceramic hob with hood over, space for fridge freezer, space for dishwasher, matching wall mounted storage units, inset LED spotlighting to ceiling.

Internal lobby/study area double glazed timber frame window below staircase to the side elevation, space for office desk/bureau, radiator, inset LED spotlights to ceiling, picture window looking through to the lounge, attractive timber staircase with spindled balustrade turns and rises to the first floor landing. Above the staircase a large timber framed double glazed window allows a good degree of natural light. A timber door with glazed inserts leads into the lounge.

Lounge has a triple aspect with two sets of timber framed double glazed French doors to the front and side elevations, timber frame double glazed windows to both side elevations, two radiators, feature fireplace area to the corner with slate hearth and raised plinth with the potential to offer a wood burner installation. The lounge is a spacious reception room and is L-shaped. It has ample seating space for a large television unit, freestanding furniture, LED spotlighting to ceiling.

First floor landing timber spindled balustrade, exposed roof timber and vaulted ceiling with inset LED spotlights, radiator, doors leading off to bedrooms and bathroom.

Master bedroom triple aspect with timber framed double glazed windows to both side elevations. Radiator. The best feature of the master bedroom is large timber framed double glazed windows to the front elevation, overlooking the front garden and driveway, offering glimpses of part of the land and also far-reaching countryside views. A door opens into a dressing room.

Dressing room timber framed double glazed window with obscured glass, radiator, space for wardrobes, inset LED spotlights to the ceiling, a doorway opens to ensuite shower room.

Ensuite shower room tiled flooring, chrome heated towel rail, close coupled WC, vanity wash basin unit with mixer tap, tiled splashback, large double shower cubicle with glazed sliding door, tiled splashbacks with wall mounted mains shower, inset LED spotlights to ceiling, extractor fan.

Bedroom two timber framed double glazed window to side elevation, radiator, space for king-size bed and ample space for freestanding storage furniture, LED spotlights to ceiling, vaulted ceiling with exposed roof timbers.

Bedroom three/media room timber framed double glazed window to side elevation, radiator, inset LED spotlights to ceiling.

Bedroom four double glazed window with obscured glass to side elevation, radiator, space for double bed and freestanding wardrobe, inset LED spotlights to ceiling.

Bathroom timber framed double glazed obscured window to the side elevation, tiled flooring, chrome heated towel rail, white suite comprising pedestal wash basin with mixer tap, tiled splashback, close coupled WC, wide P-shaped panel bath with wall mounted glazed shower screen. wall mounted electric Mira shower, tiling to splashback area, LED spotlights to ceiling, extractor fan.

Outside Manor Barn is approached via a shared driveway with the neighbouring Tremodrett House. We understand both properties both contribute to any maintenance of the driveway. A timber gate opens to Manor Barn's driveway which offers parking for several cars. An area of level lawn sits in front of a patio area which may be accessed from the French doors of the lounge. This makes for a pleasant sitting out space. A side pathway leads up to the door into the utility and has a timber storage space for LPG cylinders. On the other side of the front garden space there is space for a series of outside storage sheds, with a recently constructed timber car port adjacent to this. A wider gravelled space leads up the side of the house to the main entrance, which is bordered by an attractive Cornish wall.

EPC BAND: D

COUNCIL TAX BAND: C



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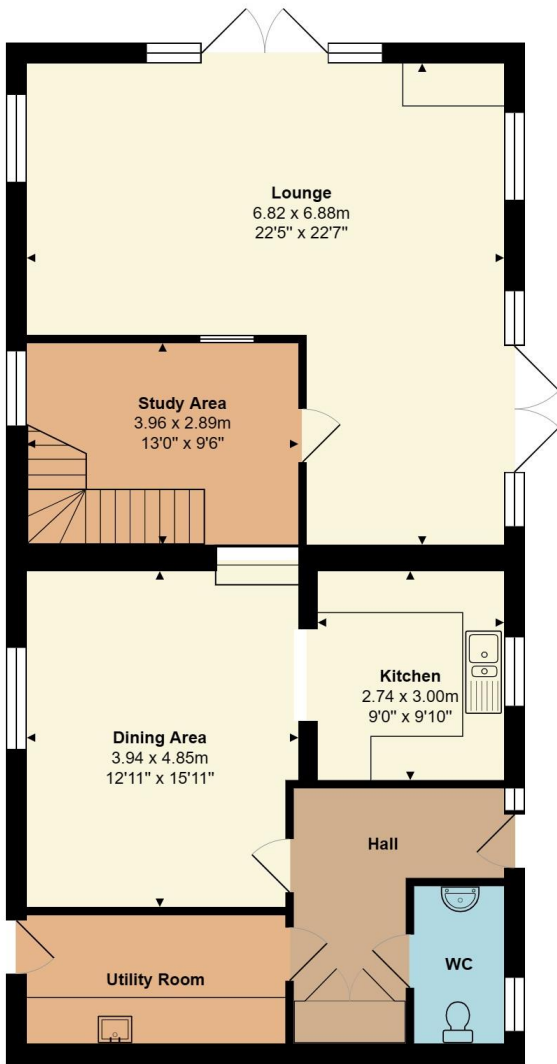
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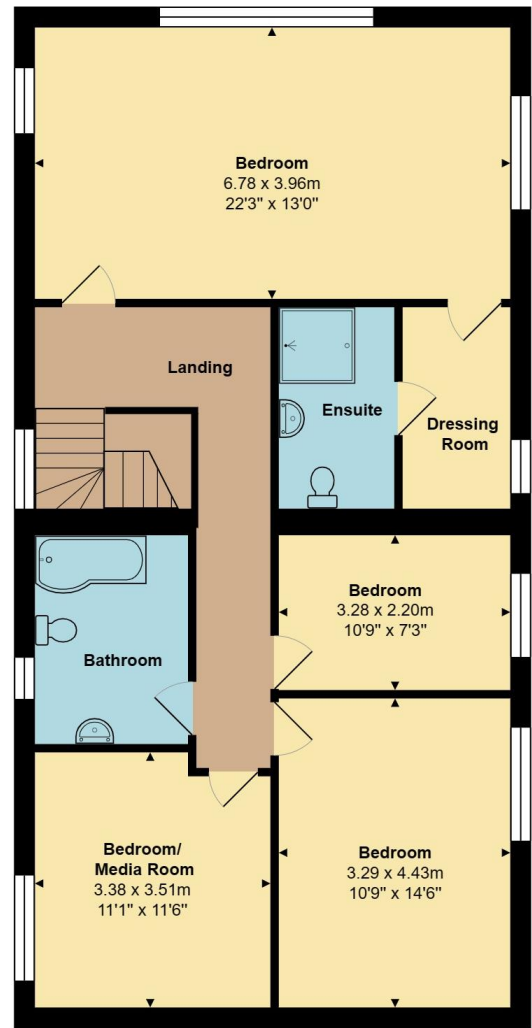
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Ground Floor



First Floor

All measurements are approximate and for display purposes only.