

UPPER MANOR BARN



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Tremodrett, St Austell,
PL26 8LP

Guide Price: £514,500



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5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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This beautifully presented four-bedroom detached home effortlessly combines modern living with timeless elegance, offering a peaceful rural retreat while still being conveniently close to essential amenities.

As you step inside, you will be greeted by spacious, light-filled living areas thoughtfully designed to provide both comfort and functionality. The open-plan kitchen and dining area, featuring high-quality finishes and modern appliances, creates a perfect space for family meals, cooking, and entertaining. Adjacent to this is the cozy living room, where large windows invite natural light to flood the space while offering stunning views of the surrounding countryside.

The home boasts four generously sized bedrooms, each providing ample space. Two of the bedrooms are luxurious master suites, each featuring en-suite facilities and built-in closet spaces, offering privacy and comfort. These rooms are designed as true retreats, perfect for relaxing at the end of the day. The remaining two bedrooms are equally spacious and flexible, offering options for family members, guests, or office rooms.

Set in a tranquil countryside location, this property offers the peaceful serenity of rural living without sacrificing convenience. With the local village amenities just a short distance away and excellent transport links to the A30, you'll enjoy the best of both worlds—seclusion and easy access to nearby towns, cities, and all the necessities of modern life.



Ground Floor



First Floor



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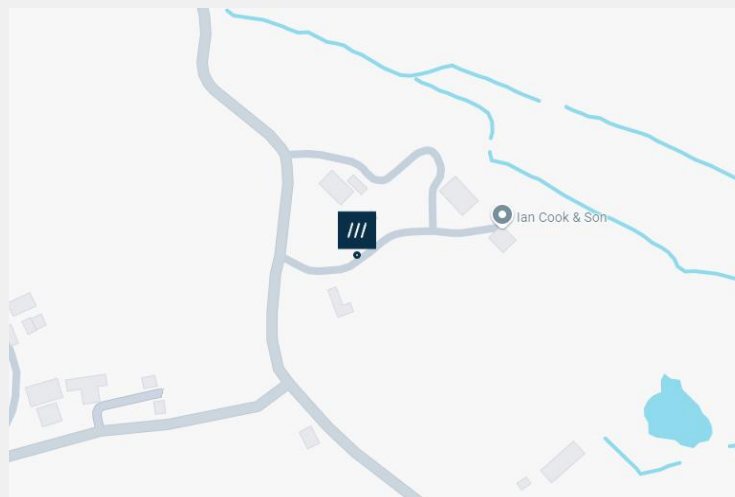
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KEY FEATURES

Kitchen/ Dining Room
Generous Living Room
Spacious Utility Room
Large Entrance Hall
Four Double Bedrooms
En-Suite Shower & Dressing Rooms in two
Family Bathroom
Driveway Parking for Multiple Cars
Private Garden/ Patio



what3words: ///blend.panthers.crossings



LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: C

TENURE: Freehold

SERVICES:

Heating – Gas central heating

Water – Mains

Sewerage – Private communal bio septic tank

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SCHOOLS:

Bugle Primary School

Whitemoor Academy

Bodmin College

Brannel School

Callywith College

TRANSPORT LINKS:

St Austell Railway Station 20-minute drive

Bodmin Parkway station 20-minute drive

A30 within 2 miles



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	47 E	
21-38	F		
1-20	G		

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