



Bumble Bee Barn, Higher
Trevorian, St Buryan, Penzance,
Cornwall, TR19 6EA









BUMBLE BEE BARN, HIGHER TREVORIAN, ST BURYAN, PENZANCE, CORNWALL, TR19 6EA

GUIDE PRICE £280,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * BATHROOM ***

*** LOUNGE/DINING ROOM WITH VAULTED CEILING * WOOD BURNER ***

*** CONSERVATORY ENJOYING RURAL VIEWS ***

*** GALLEY STYLE KITCHEN * ALLOCATED PARKING SPACE ***

*** GARDENS * RURAL LOCATION * NO ONWARD CHAIN ***

*** VIEWING HIGHLY RECOMMENDED * EPC = E * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 94 SQUARE METRES ***

A beautifully presented semi detached two bedroom single storey barn conversion, located on the outskirts of St Buryan and within a former farm of similar buildings. The property consists of an open plan lounge/dining room with vaulted ceiling and wood burner, leading to a conservatory, which enjoys rural views. There is a galley style kitchen, bathroom and two double bedrooms. The property enjoys it's own allocated parking space and gardens to the rear. The property is offered for sale with no onward chain and viewing is highly recommended.

Double glazed door into:

OPEN PLAN LIVING ROOM/DINER: 21' 9" x 16' 11" (6.63m x 5.16m) Vaulted ceiling, UPVC double glazed windows with slate sill, stone feature fireplace, slate mantle over, three radiators, laminated floor, aerial point. The lounge/diner opens into the:

KITCHEN: 16' 1" x 6' 3" (4.90m x 1.91m) UPVC double glazed window to front, range of wall and base units with roll top worksurfaces and tiling over, integral oven, hob, extraction unit, one and a half bowl stainless steel sink unit, space for fridge/freezer, radiator, tiled floor, exposed beams.

From the lounge door to:

CONSERVATORY: 12' 5" x 9' 10" (3.78m x 3.00m) Far reaching countryside views overlooking the garden, exposed stone wall, polycarbonate roof, laminated floor, double glazed to three sides with patio doors leading out onto the rear garden.

BEDROOM ONE: 14' 8" x 10' 4" (4.47m x 3.15m) UPVC double glazed window to rear, built in wardrobes, radiator, aerial point, laminated floor.

BEDROOM TWO: 16' 7" x 9' 8" (5.05m x 2.95m) UPVC windows with far reaching countryside views and views of the garden, slate sill, radiator, laminated floor, aerial point, built in wardrobes, exposed beams, extractor fan.

BATHROOM: UPVC double glazed window, free standing bath, shower cubicle with mains shower, pedestal wash hand basin, low level WC, radiator, tiled floor, extractor fan, upright towel heater.

UTILITY ROOM: Loft hatch, washing machine, fuse box, electric meter.

OUTSIDE: To the front of the property there is an allocated parking space and to the rear is raised stone patio area, garden laid to lawn with various shrubs, trees and plants, enjoying far reaching countryside views.

SERVICES: Mains water, electricity, bottled gas, shared private drainage.

DIRECTIONS: Via "What3Words" app: [///trumpet.croak.otter](https://www.what3words.com/)

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. The property is constructed of granite under slate roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

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01736 756627

Lettings
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