

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

TREDIS BARN, SHEVIOCK, TORPOINT, PL11 3ER

OFFERS OVER £875,000





SOLD - Scott Parry Associates are pleased to report another successful sale - In a prized rural setting on the coastal hinterland, a beautiful south facing and detached barn conversion with self contained annexe wing, set within beautiful gardens and benefitting from a paddock and stabling. About 2558 sq ft, 20' Bespoke Kitchen/Dining/Family Room, 26' Sitting Room, Snug, Laundry Room, Cloaks/WC, Study/Bed 4, 3 Bedrooms (1 Ensuite), Shower Room/WC, 1 Bed Self Contained Annexe Wing, Garage, Stabling and Store/Workshop, Established Gardens, Paddock suited for Equestrian or Smallholding Purposes. About 3.25 Acres.

PORTWRINKLE BEACH 2.5 MILES, ST GERMANS 2 MILES, SALTASH 10 MILES, PLYMOUTH 10 MILES, FOWEY 21 MILES, EXETER 59 MILES

LOCATION

Tredis Barn is set within the tiny and scattered rural hamlet of Tredis which lies within an Area of Great Landscape Value. This is a peacefully rural location conveniently placed for access to the fabulous beaches of South East Cornwall and with straightforward access to the A38. The nearby villages of St Germans and Crafthole (2 miles) provide day to day amenities.

Crafthole village has a regular bus service, community shop/post office, community hall with social activities and nursery/playgroup. The old fishing village of Portwrinkle, with a harbour (with kayak and dinghy storage by permit) and two small beaches is home to the Whitsand Bay Golf Club. This is an extraordinary unspoilt coastal region away from the tourist routes and adjacent to the beautiful Rame Peninsula. The village of Anthony (4 miles), has a popular primary school and is also within the catchment area of two Plymouth grammar schools, with their excellent reputation. St Germans has a popular sailing club on the River Lynher and is centred around the famous Port Eliot Estate which holds various events and has gardens open to the public, in addition to the various village amenities there is also a mainline railway station providing a useful commuter link (Plymouth to London Paddington 3 hours).

The broad sweep of Whitsand Bay boasts over three miles of golden sands with seasonal RNLI Lifeguards and the crystal clear waters are renowned for bathing, surfing, kayaking and all manner of watersports. Whitsand Bay is officially designated a Marine Conservation Zone noted for the abundance of marine flora and fauna. Tregonhawke and Treninnow Cliff lie within an Area of Great Landscape Value and is also a designated County Wildlife Site.

Nearby the villages of Kingsand and Cawsand (7 miles) both have a welcoming community, are home to the Rame Gig Club and are well equipped with a variety of local shops, pubs and restaurants together with a sailing club and other facilities. The Rame Peninsula is relatively little known, often described as 'Cornwall's forgotten corner', forming part of the Cornwall Area of Outstanding Natural Beauty with quiet beaches and outlined by the South West Coastal Path. The Mount Edgcombe Country Park, an 800 acre area of coastal woodland and open hillsides, is possibly one of the most beautiful and varied locations of Cornwall, lies only 9 miles distant.

The town of Saltash has a long waterfront with deep water moorings on the River Tamar and a Waitrose store on its northern outskirts. The city of Plymouth with its historic Barbican and beautiful waterfront and marinas lies within commuting distance.



DESCRIPTION

Tredis Barn comprises an exquisite detached barn conversion with annexe wing, the property has a glorious south aspect over the unspoilt coastal hinterland with a sea glimpse and only 2.5 miles from the quiet beaches of Portwrinkle and Downderry. The property benefits from a range of outbuildings including stabling and workshop with the pasture paddock presenting opportunities for those with equestrian or smallholding interests. The perfect balance of coast and country living.

The property will be found to be very well presented throughout and provides a blend of contemporary and traditional features to create a wonderful family home which exudes warmth and character. Various features include full double glazing, oil fired central heating, mellow stone elevations, exposed beams, internal shutters, vaulted ceilings, a Heritage Range and a luxurious bespoke kitchen by Treyone.

The annexe wing creates versatility and is suited to accommodate dependent relatives, or residential/holiday letting purposes. An interconnecting door (currently blocked) presents opportunities for this wing to be used as part of the main accommodation. The annexe has electric heating but could be connected to the main barn system if required.

The accommodation extends to about 2558 sq ft - MAIN - GROUND FLOOR - Canopy Porch - Reception Hall - 20' Bespoke Kitchen/Dining/Family Room by Treyone with Neff appliances and Heritage Range - 26' Sitting Room with slate floor and underfloor heating, vaulted ceiling and folding doors providing a wide opening and seamless transition to the Sun Terrace - Laundry Room with Quooker tap - Cloakroom/WC - 14' Snug with Woodwarm wood burner - Study/Bed 4 - FIRST FLOOR - Principal Bedroom with Ensuite Bathroom with feature claw and ball foot bath - 2 Further Bedrooms - Shower Room/WC - ANNEXE WING - Open Plan 21' Sitting Room/Kitchen - Double Bedroom with Ensuite Shower Room/WC.

OUTSIDE

A gravel courtyard leads to the garage/store with corresponding loft space over. There are further outbuildings which comprise a store/workshop of about 715 sq ft with potential for alternative uses subject to any consents that may be required and a stable for 2.

The gardens are a particular feature having a sunny south aspect with super views and sea glimpses. There is a large paved sun terrace leading onto sweeping level lawns with colourful flower and shrub beds together with natural areas and mature trees. A productive kitchen garden with eight raised beds is perfectly positioned within a sheltered walled area close to the house. The annexe has a separate level lawn. On the eastern most boundary of the property is an unmade track which provides access to ample parking and convenient access to the stables, garden and paddock. The track has a right of way in favour of neighbouring landowners and an immediate neighbour for access to their barn.

Beyond the garden lies the paddock with small granite obelisk feature and two field shelters. This paddock presents opportunities for equestrians, smallholders and indeed nature lovers with an abundance of observable natural flora and fauna. In all the property extends to about 3.25 acres.

EPC RATING - E, COUNCIL TAX BAND - E

Services - Mains water, electricity and private drainage. Fibre to the property.

DIRECTIONS

Using Sat Nav - Postcode PL11 3ER







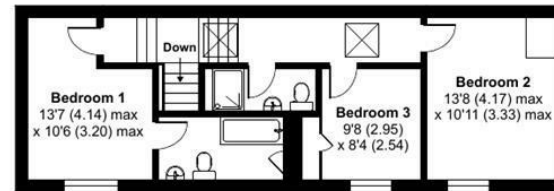
Tredis Barn, Sheviock, Torpoint, PL11

Approximate Area = 2558 sq ft / 237.6 sq m

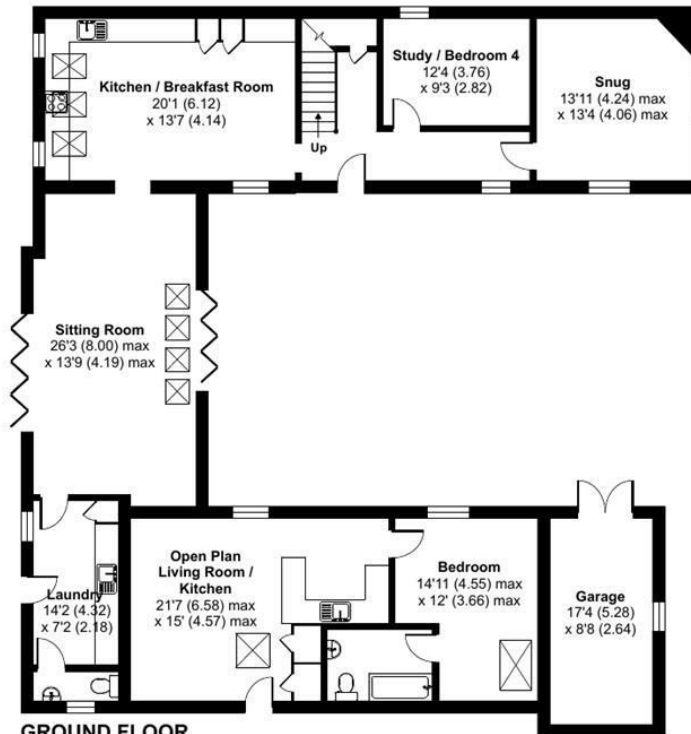
Outbuilding(s) = 1093 sq ft / 101.5 sq m

Total = 3651 sq ft / 339.1 sq m

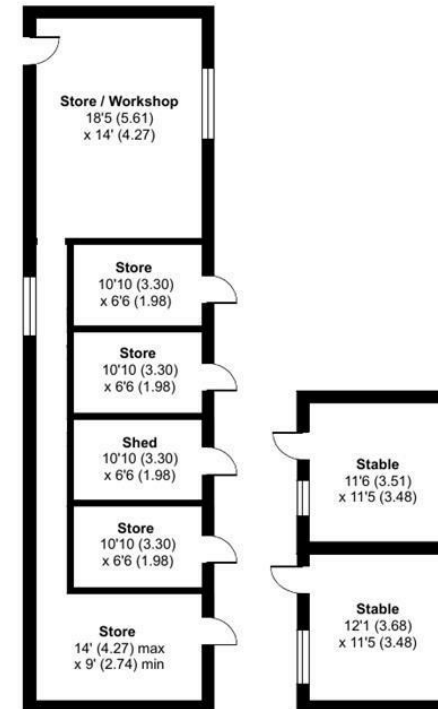
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.
Produced for Scott Parry Associates. REF: 1131325

These particulars should not be relied upon.