



Avalon, Brea Farm, St. Buryan

£595,000

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This large 5 bedroom, detached dwelling has been well-designed to offer one large home, two, two bedroom dwellings with their own living spaces and bathrooms, or a master residence with two rental spaces offering endless possibilities in a fantastic location near Sennen and St Just.





DESCRIPTION

Set in a small enclave of five rural dwellings situated halfway between Sennen Cove and the vibrant West Cornwall town St Just, is this five-bedroom barn conversion with impressive and flexible accommodation which offers various possible options and revenue streams. The property can easily be divided in to two, two bedroom properties; each with multiple bathrooms and private living spaces. With solar panels on a generous feed-in tariff, water supplied via a private borehole, this property has lower than expected running costs. Also available by separate negotiation is over 5 acres of rural land.

With five double bedrooms, two of which are en-suite, and impressively sized living spaces, complemented by conservatories and outside spaces on all sides, this very well-presented converted barn offers an opportunity for multi-generational living or rural life with income potential.



In the main body of the home is a fabulous kitchen-diner with a contemporary fitted kitchen at one end and space for a large dining table at the other. Off the kitchen is an essential utility space/boot room that leads you out to a private patio area. The vast living room has exposed timber rafters, and extends out to a conservatory for further seating and access to outside space.

The largest of the five double bedrooms has



KITCHEN / DINING ROOM

4.99m x 7.17m (16'4" x 23'6")

U-shaped kitchen with range of modern, fitted floor and wall units including deep pan drawers. Solid splashback and ceramic moulded sink and drainer. Built-in oven, grill, dishwasher and microwave. Integrated electric hob with extractor over. Exposed beams.

LIVING ROOM

6.8m x 4.03m (22'3" x 13'2")

Impressive living room with vaulted ceiling, and exposed timber roof trusses. LPG fire. Sliding doors lead to:

CONSERVATORY

2.1m x 3.92m (6'10" x 12'10")

Timber, double glazed windows, polycarbonate roof and double doors leading to outside.



INNER HALLWAY

Inner hallway with space for coats, etc. Door leads to:

CONSERVATORY

1.92m x 5.9m (6'3" x 19'4")

Large conservatory with timber double glazed windows, polycarbonate roof and stable door to patio and courtyard area.

BEDROOM

3.77m x 4.81m (12'4" x 15'9")

Large double bedroom with two windows, and door leads to:



ENSUITE BATHROOM

1.22m x 3.54m (4'0" x 11'7")

Decadent ensuite bathroom with freestanding rolltop bath, double shower enclosure, washbasin and low-level WC.

ANNEXE KITCHEN/LIVING ROOM

4.8m x 4.08m (15'8" x 13'4")

Range of base and wall units with laminate worksurfaces. Built-in oven and ceramic hob with extractor over. Stainless steel sink and drainer. Integrated slimline dishwasher, and fridge. Tiled splashback and surround. Laminae floor. Radiator.

CONSERVATORY

2.07m x 3.57m (6'9" x 11'8")

uPVC double glazed conservatory with polycarbonate roof. Double doors on to gravelled outside area. Separate side door to outside.





BEDROOM

3.81m x 3.72m (12'6" x 12'2")

Large double bedroom with en-suite shower room.

ENSUITE SHOWER ROOM

1.43m x 1.8m (4'8" x 5'10")

Tiled wet room with walk-in shower and glass screen. Low-level WC and washbasin.

CONSERVATORY

4.12m x 3.92m (13'6" x 12'10")

L-shaped conservatory with timber double glazed windows and polycarbonate roof. Door to courtyard, patio and parking area, alternatively a door leads to internal hallway.



BEDROOM

4.35m x 2.48m (14'3" x 8'1")

Double bedroom with washbasin.

BEDROOM

2.81m x 2.48m (9'2" x 8'1")

Double bedroom.

SHOWER ROOM

1.65m x 2.83m (5'4" x 9'3")

Suite comprises of shower enclosure with electric shower, wash basin and low-level WC. Tiled walls. Vinyl floor. Velux rooflight window.



AGENTS NOTE

Property Type & Construction: Granite or whinstone as built, Cavity wall construction with insulation | **Electric:** Mains | **Water:** Private borehole | **Drainage:** Shared drainage between five properties examples of sewage cost around £265 per annum | **Heating:** Oil fired central heating | **Broadband:** FTTC, ADSL | **Mobile Coverage:** Networks likely available are O2, with Vodafone, Three and EE being limited | **Parking:** Garage, plus off street parking | **Restrictions/Covenants:** No | **Rights of Way/Easements:** Yes | **Flood Risk:** No | **Coastal Erosion Risk:** None | **Planning Permission:** Yes | **Accessibility/Adaptations:** None | **Coalfield/Mining Area:** Historic tin mining area | **AONB/Conservation Area/Listed:** AONB | **Local Authority:** Cornwall County Council | **Property orientation from front:** South | **Viewings -** By appointment via Andrew Exelby Estate Agents - 01736 697414

RENTAL POTENTIAL:

To discuss the long-term, residential rental potential of this property, or any other, please





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