



Church View
Mews
Trenance Road
St. Issey
Offers In The Region Of
£595,000

- NO ONWARD CHAIN
- PERFECT FAMILY HOME
- OFF ROAD PARKING AVAILABLE
- DESIGNED BY RENOWNED ARCHITECT
- SET ON THE FRINGES OF ST ISSEY
- AIR SOURCE HEAT PUMP
- 10 YEAR WARRANTY
- OPEN PLAN LIVING
- LOG BURNER INSTALLED
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - New
Build

Floor Area - 1299.00 sq ft



3



2



1



B81

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are proud to unveil Phone Box Barn, a breath-taking reverse-level barn conversion that embodies the very best of modern rural living. Painstakingly designed by a renowned architect and finished to the highest standards, this striking residence blends timeless character with contemporary sophistication. Set in a commanding position on the fringe of a peaceful hamlet near St Issey, the property enjoys sweeping countryside views that stretch for miles, a setting that is as peaceful as it is inspiring.

From the moment you arrive, Phone Box Barn exudes style and presence. It's considered design maximises light, space, and outlook, while every detail has been carefully curated to deliver a home of rare distinction. Stepping into the entrance hall, a sense of calm sophistication takes hold. The ground floor reveals two spacious double bedrooms, a beautifully appointed family bathroom, and, most impressively, a fully self-contained annexe. Designed with flexibility in mind, this private retreat boasts its own bespoke kitchen with integrated appliances, a chic shower room, and a serene double bedroom, perfect for visiting family, independent living, or creating a lucrative income stream.

Rising up the handcrafted oak staircase, the first floor is nothing short of spectacular. The open plan living, dining, and kitchen space has been crafted as the true heart of the home, a place where everyday moments feel extraordinary.

Dramatic Velux windows and a striking picture window flood the room with natural light, while framing the rolling landscape beyond like a piece of living art. At the centre lies a sleek kitchen island with integrated induction hob, surrounded by an abundance of bespoke cabinetry and topped with luxurious marble worktops. Integrated appliances blend seamlessly into the design, ensuring both beauty and practicality. The dining area flows effortlessly into a spacious lounge, anchored by a statement log burner that radiates warmth and style. It is a space as perfect for family evenings as it is for grand entertaining.

Outdoors, the lifestyle continues. The landscaped rear garden has been designed for both relaxation and play. The lower terrace, laid in smooth slate, is a natural setting for summer dining or sunset drinks, while the raised lawn provides an open and versatile space for children, pets, or simply enjoying the countryside air. Practicality is never compromised, with off-road parking for two cars directly behind the property.

An air source heat pump provides efficient underfloor heating across both levels, creating an effortlessly cosy environment while keeping energy costs low. With mains water, private drainage, and the reassurance of a 10-year warranty (with nine years remaining), this property offers peace of mind as well as indulgence.

LOCATION

Nestled just inland from Cornwall's stunning north coast, St Issey is a quintessential Cornish village brimming with charm and character. Surrounded by rolling countryside and only a short drive from the world-renowned harbour town of Padstow, St Issey offers the perfect blend of rural tranquillity and coastal convenience. The village itself is home to a welcoming community, a beautiful parish church, and a choice of traditional inns serving excellent food and local ales. Scenic footpaths meander through the countryside and along the nearby Camel Trail, making it a haven for walkers and cyclists alike. With golden beaches, acclaimed restaurants, and vibrant coastal towns all within easy reach, St Issey is a location that captures the very best of Cornwall.

THE ACCOMMODATION COMPRISES

(all measurements are approximate)

ENTRANCE

uPVC door. Leading into:

HALLWAY

Skimmed ceiling. Recessed spotlights. Smoke alarm. Under-stairs cupboard, which houses the consumer unit and underfloor heating system. Nu-Heat thermostat. Multiple plug sockets. Skirting. Slate flooring. Doors leading into:

BEDROOM ONE

Skimmed ceiling. Recessed spotlights. Double-glazed window to the front aspect. Nu-Heat thermostat. Multiple plug sockets. Television point. Skirting. Carpeted flooring.

BEDROOM THREE

Skimmed ceiling. Recessed spotlights. Double glazed window to the front aspect. Nu-heat thermostat. Multiple plug sockets. Television point. Skirting. Carpeted flooring.

BATHROOM

Skimmed ceiling. Recessed spotlight. Dri-master. Porcelain splash back tiling. Mains fed waterfall shower over the bath. Heated mirror with lighting and Bluetooth connectivity. Vanity wash basin with mixer tap and storage underneath. Heated towel rail. W.C. Tiled flooring.

OPEN PLAN KITCHEN/LOUNGE/DINER

Vaulted ceiling. Recessed spotlights. Smoke alarms. Two Velux windows. Dri-Master. Beautiful feature window to the side aspect, with three further double-glazed windows to the front. A range of bespoke wall- and base-fitted, soft-close storage cupboards and drawers. Integrated eye-level oven and grill. Integrated fridge, freezer, dishwasher, and washing machine. Matte-finish sink basin with detachable hose and drainage board. Statement island with integrated Bosch four-ring induction hob and pull-through extractor fan. The island also benefits from additional storage cupboards and a breakfast bar seating area. Fully functional log burner. Multiple plug sockets fitted with USB ports. Thermostat. Skirting. Underfloor heating.

ANNEXE

HALLWAY

Skimmed ceiling. Recessed spotlights. Skirting. Slate flooring.

ANNEX LOUNGE/DINER

Vaulted ceiling. Recessed spotlights. Smoke alarm. Beautiful wood feature wall. Nu-Heat thermostat. Eye-level integrated microwave. Integrated four-ring induction hob. Matte-finish wash basin with mixer tap. A range of soft-close cupboards and drawers. Multiple plug sockets. Television point. Skirting. Engineered flooring. Double doors leading out to the rear garden.

BEDROOM

Skimmed ceiling. Recessed spotlights. Nu-Heat thermostat. Multiple plug sockets. Television point. Skirting. Carpeted flooring.

SHOWER ROOM

Skimmed ceiling. Recessed spotlights. Splash back tiling. Double cubicle housing mains fed water fall shower. Heated mirror with ring light and Bluetooth connectivity. Shaver points. Vanity wash basin with mixer tap and storage underneath. Heated towel rail. W.C. Tiled flooring.



EXTERNALLY

GARDEN

The landscaped rear garden has been designed for both relaxation and play. The lower terrace, laid in smooth slate, is a natural setting for summer dining or sunset drinks, while the raised lawn provides an open and versatile space for children, pets, or simply enjoying the countryside air.

PARKING

This property benefits from off-road parking for two vehicles, located directly behind the property.

SERVICES

An air source heat pump provides efficient underfloor heating across both levels, creating an effortlessly cosy environment while keeping energy costs low. With mains water, private drainage, and the reassurance of a 10-year warranty (with nine years remaining).

VENDOR'S NOTE

Phone Box Barn

A superb contemporary family home, I built my home on the site of an old farm and I wished to retain a rural but contemporary building. I employed the services of an award winning Architectural Technologist in Cornwall.

The property is a welcoming home with an abundance of features, a large open living space where people and family gather spontaneously.

A modern wood burner for ambience, underfloor heating provided by up to date greener air source heating solution.

The rooms are large and spacious with two bathrooms

The property has a separate annexe to entertain friends and family with its own en suite and living space.

For the nature lover Phone Box Barn is situated in open countryside with uninterrupted views and wonderful walks including the historic Saints way on the doorstep.

There are two parking spaces.

Trenance is a lovely small Cornish hamlet but within easy access to Wadebridge and Padstow's beautiful seven bays

There are several restaurants and pubs within an easy walk. The internet is super fast fibre so no problem for working from home.

Sadly I built my dream home but due to family and work reasons I need to relocate to London.

MATERIAL INFORMATION





Church View Mews, Trenance Road, St. Issey, PL27 7DF

Verified Material Information
Council Tax band: D
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: B
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Septic tank
Heating: Other-powered central heating is installed.
Heating features: Double glazing, Underfloor heating, Air source heat pump, and Wood burner
Broadband: FTTP (Fibre to the Premises)
Parking: Off Street, On Street, Private, and Rear
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access, Ramped access, and Wide doorways
Coal mining area: No
Non-coal mining area: Yes
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

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Here To Help

1 Market Street
St Austell
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E: staustell@smartmillerson.co.uk

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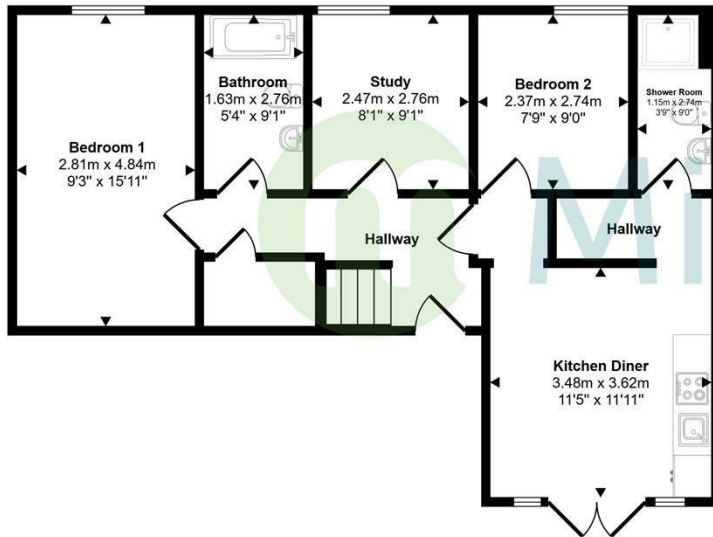
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Approx Gross Internal Area
118 sq m / 1266 sq ft



Ground Floor
Approx 63 sq m / 677 sq ft



First Floor
Approx 55 sq m / 589 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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