



Connells

Trelawney Trelawney
Lutton IVYBRIDGE



Property Description

Trelawney is a stunning and unique three-bedroom, three-storey home located in the quiet village of Lutton.

This beautiful property is steeped in history, as it partially occupies the old COOP building. Nestled in a private and secluded setting, Trelawney offers a sense of tranquility, as it is not overlooked by neighbouring properties.

Upon entering the home, you will be greeted by a cozy living room featuring a large wood burner, creating a warm and inviting atmosphere. Adjoining the living room is two of the double bedrooms, providing convenience and comfort on the same floor.

As you make your way upstairs, you will discover the master bedroom, adorned with exposed beams that add character and charm to the space. This room offers a peaceful retreat, perfect for relaxation. The family bathroom is also housed on this floor, with a large bath & shower.

On the ground floor, you will find the well-appointed kitchen and dining area, finished in solid wood and equipped with a woodburning stove. This culinary haven is ideal for preparing meals and entertaining guests. Continuing from the kitchen, there is a snug room, which can serve as an additional bedroom or a cozy family room, providing flexibility to suit your needs.

In addition to the main dwelling, Trelawney

offers a large mezzanine outhouse, formerly a barn, which has the potential for conversion subject to the necessary planning permissions.

Entrance

Stairs down from the garden into the boot room, perfect for storing coats & boots.

Living Room

21' 2" MAX x 15' 8" MAX (6.45m MAX x 4.78m MAX)

Spacious lounge, woodburner with surround, cupboard that houses the oil boiler.

Bedroom Three

7' 9" MAX x 9' 9" MAX (2.36m MAX x 2.97m MAX)

Good size double bedroom

Bedroom Two

12' 8" MAX x 9' 9" MAX (3.86m MAX x 2.97m MAX)

Generous size double bedroom

Stairs Too

Stairs up to the master bedroom & bathroom

Family Bathroom

Large family bathroom, with shower over bath, wash hand basin WC.

Bedroom One

19' 8" MAX x 16' 8" MAX (5.99m MAX x 5.08m MAX)

Large bedroom, storage in the eaves, walk in shower.

Kitchen

21' 2" MAX x 15' 8" MAX (6.45m MAX x 4.78m MAX)

Spacious kitchen & dining area, features throughout, wall & base units, island. Stable door to patio area

Family Room

21' 2" MAX x 10' 1" MAX (6.45m MAX x 3.07m MAX)

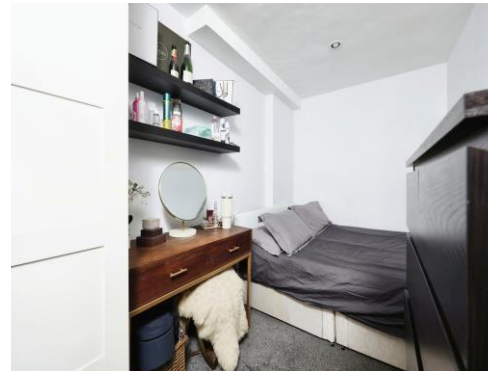
Versatile room, can be another bedroom, snug or entertaining room

Outbuilding

27' 8" MAX x 13' 1" MAX (8.43m MAX x 3.99m MAX)

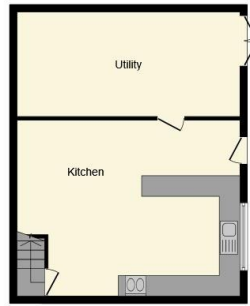
Store

19' 3" MAX x 13' 4" MAX (5.87m MAX x 4.06m MAX)





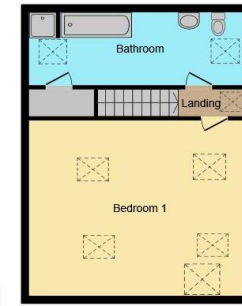




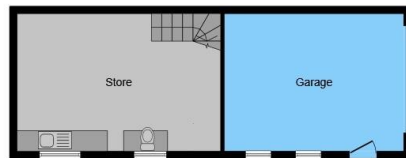
Lower Ground Floor



Ground Floor



First Floor



Garage Ground Floor



Garage First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E

Tenure: Freehold

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