



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10147

Offers around £850,000

Trevellion Barn,
Trevellion, Bugle, St Austell, Cornwall, PL26 8RT

FREEHOLD



A superbly situated and impressive, detached, 5 bedroomed barn conversion in a glorious rural setting, amidst gardens and paddocks of over 2½ acres and enjoying stunning views over open countryside to the local beauty spot of Helman Tor.



SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, cloakroom, sitting room, conservatory/family room, kitchen/breakfast room, dining room, inner hall, study, utility room.

First Floor Principal bedroom with en-suite bathroom, 4 further bedrooms, 2 bathrooms.

Outside Detached store/workshop, detached garage, gardens around the barn with adjacent paddock. In all extending to over 2½ acres.



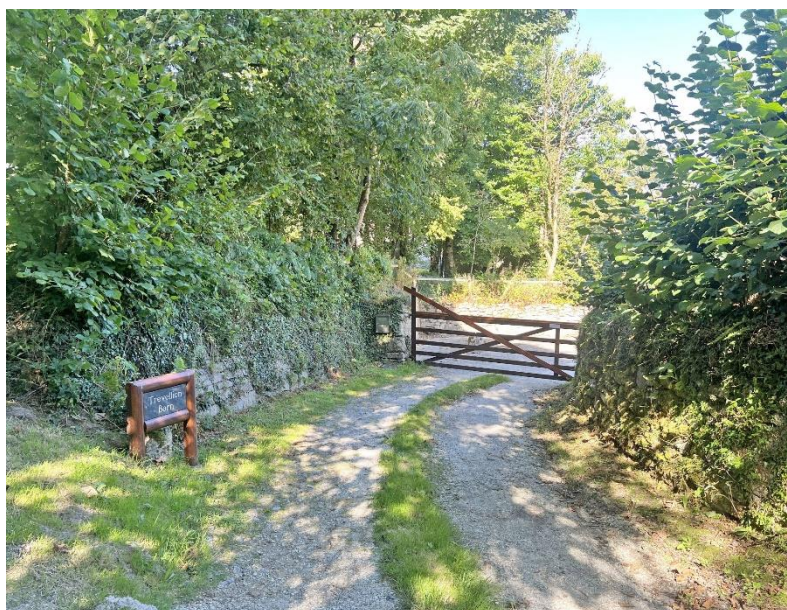
DESCRIPTION

Trevellion Barn is believed by our clients to date from before 1775 and was converted, we understand, in 1990. The property is well presented with superbly proportioned accommodation and generous reception rooms. Two staircases ascend to the first floor, the main one of which accesses a large galleried landing area. There are 5 bedrooms on the first floor, the principal bedroom having an en-suite bathroom and there are 2 further bathrooms to serve the remaining 4 bedrooms. All the main rooms enjoy views to the rear of the property which faces south east with a broad open outlook over its own paddock to the countryside beyond and the beauty spot of Helman Tor.

The property is approached from a well metalled private road which serves two other properties and some farmland. The entrance to Trevellion Barn is the first on the right, with

a sweeping driveway down to a five bar gate opening into the grounds which comprises a broad swathe of lawn to the front with concreted driveway across the front of the barn and down the side to a parking/turning area and a large, detached garage. The drive continues down the left hand side of the barn to a courtyard at the back which provides further parking, and off which is a workshop/store.

A central door in the front stone elevation accesses an entrance hall with a turning staircase to a galleried landing above and doors radiating outwards to the ground floor accommodation. There is a triple aspect sitting room with an oil burning stove, a superb conservatory/family room across the back of the property, facing south and east with wonderful views over countryside, two sets of double glazed doors open onto the rear garden and two high double glazed roof lanterns flood the room with light. There is a separate dining room, a well fitted kitchen/breakfast room with bespoke fitted wooden kitchen units and granite worktops, a large study and an inner hall, a utility room, a separate cloakroom and two staircases ascending to the first floor.



On the first floor, the main galleried landing accesses the primary 3 bedrooms with the principal bedroom being triple aspect and also having an en-suite bathroom with bath and separate shower. Off a second interconnected landing (with its own separate staircase from the ground floor) are 2 further bedrooms and 2 bathrooms serving the remaining 4 bedrooms.

A gloriously spacious family home with superb room proportions and wonderful aspects to the rear, which is south east facing and enjoys views over miles of open countryside. To the rear of the property is a lawned garden with post and rail fencing dividing the paddock neatly away from the garden. In all the grounds extend to just over 2½ acres.

There are useful outbuildings comprising a large, detached garage and separate store/workshop.

LOCATION

Trevellion Barn enjoys a secluded and peaceful setting in a former farmstead, set with generous gardens on a plateau allowing wonderful views to the south over countryside. The visible areas to the east of Trevellion Barn incorporate Lowertown Moor, Breney Common and Helman Tor which is designated by English Nature as a Site of Special Scientific Interest (SSSI) because of its geology and wildlife. Breney Common and Helman Tor are also designated as Sites of Great Landscape Value, scenic beauty and great historic value. They are home to a variety of flora and former and the grounds of Trevellion Barn fall into an area Designated as an Area of Great Scientific Value. The area teems with wildlife and our clients

confirm sightings of stoat, weasel, badger, fox, buzzards, and red/roe deer. There are wonderful walks through the surrounding countryside along footpaths and bridleways which intersect the country lanes which are quiet enough for horses to be commonly found walking along them.



A climb to the top of Helman Tor is well worth the effort as the views available are truly breathtaking stretching for miles over the surrounding countryside. There are nearby villages at Luxulyan, Lanivet and Bugle all providing an array of local services including shops, a post office, local inns and primary schools. The property enjoys easy access to the major towns of Bodmin and St Austell, both of which offer a wide array of leisure, commercial and retail facilities, out of town trading estates and supermarkets, sports clubs, leisure centres and secondary/primary schools.

The lanes from Trevellion Barn provide easy access out onto the A30 which is Cornwall's main arterial road providing a dual carriageway link north eastwards to Exeter where it joins the national motorway network and south westwards the A30 provides swift access to both north and south coastal holiday resorts with the north coast providing wonderful beaches and a more rugged coastline provided by the Atlantic swells which provide excellent bathing, surfing and kite surfing. The softer south coasts provide a more sub-tropical climate with wonderful gardens including nearby the Lost Gardens of Heligan and picturesque fishing villages such as Mevagissey, Gorran Haven and Looe. There are active ports/yachting havens at Fowey and Falmouth. Notable golf courses nearby are Lanhydrock, an inland 18-hole golf course and Carlyon Bay which provides a coastal 18-hole golf course. A major attraction nearby is the Eden Project.

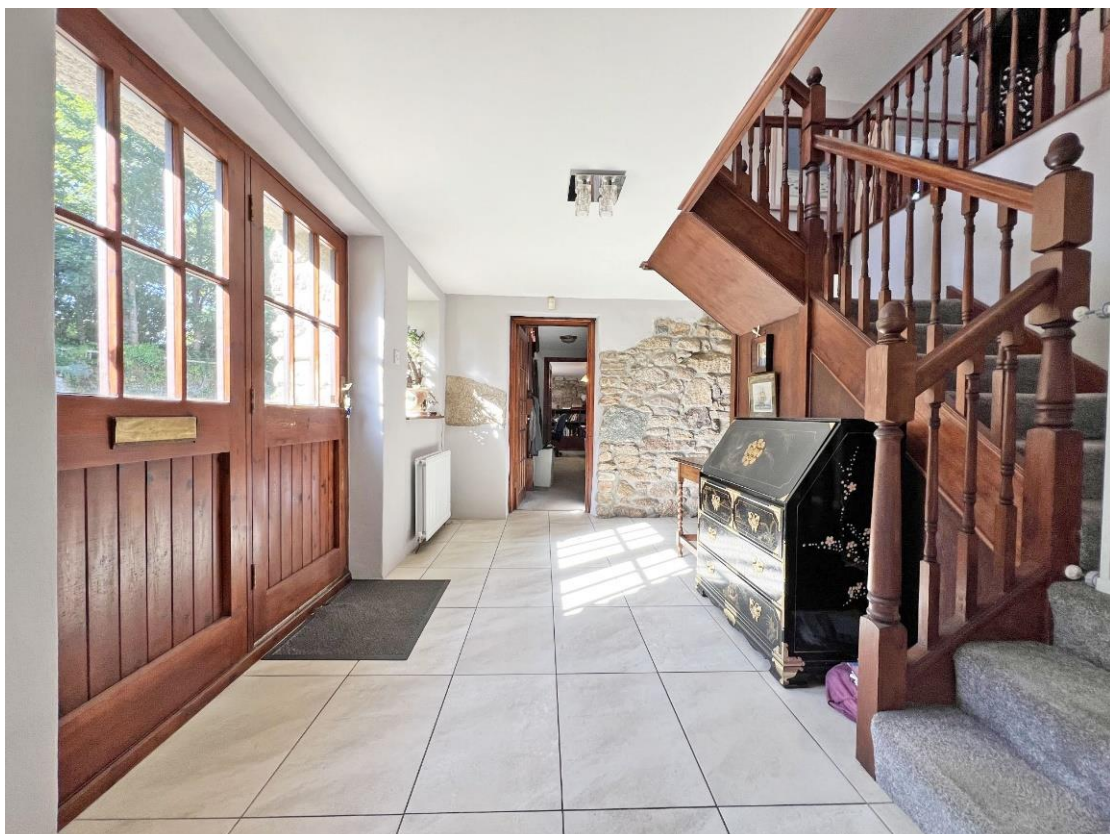
Cornwall Airport Newquay is a short drive away providing flights to a number of UK destinations and some European. St Austell and Bodmin have mainline railway stations providing a direct link to London Paddington with approximate travel time of 4½ hours.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Recessed entrance with outside light, part glazed door to:-

ENTRANCE HALL Ceramic tiled flooring, radiator, window overlooking the front garden, turning staircase ascending to the first floor, built-in understairs storage cupboard, door to:-



CLOAKROOM White suite comprising low level wc, wall mounted wash hand basin with tiled splashback, slate tiled flooring. Radiator.

SITTING ROOM – 21'6" x 19'8" A beautiful triple aspect room with windows overlooking the front and side gardens. Granite hearth with oil burning stove, two radiators, part exposed stone walling and glazed door to:-



CONSERVATORY / FAMILY ROOM – 23'4" x 18' A beautiful feature room with two high vaulted roof lanterns and twin double glazed sliding doors opening onto the garden also providing dramatic views over open countryside to Helman Tor. Ceramic tiled flooring throughout, part exposed stone walling. Double glazed windows overlooking the side garden, TV aerial point. Glazed panelled door to:-



KITCHEN / BREAKFAST ROOM – 15' x 13' Our clients confirm the kitchen is fitted with a handmade range of bespoke English oak units with maple inserts comprising a range of base level cupboards and drawers with further matching wall cupboards and a large central island unit with breakfast bar at one end. Honed black and natural granite worktop surfaces, inset 1½ bowl black composite sink unit with mixer tap. Full height larder and spice cupboard, integrated fridge, dishwasher, oven/grill and four ring ceramic hob with illuminating filter hood above. On one side is an oil fired Rayburn Royale which provides a further oven and



hotplates to the top, also heating the domestic hot water with a backup immersion. Inset ceiling downlighters, part exposed stone walling, slate flagged floor, part glazed door to rear courtyard and glazed panelled door to:-



DINING ROOM – 14'3" x 12'6"

Triple aspect with windows overlooking the courtyard and rear garden providing lovely views to Helman Tor and over miles of countryside. Radiator, built-in shelving, part exposed stone walls.

From the entrance hall an inner hall with a second staircase ascends to the first floor with built-in understairs storage cupboard, radiator and doors off to:-



STUDY – 15'8" x 13'5"

Dual aspect with windows overlooking the gardens and a part glazed door opening onto the courtyard with recessed mat well. Radiator, multiple telephone points.

UTILITY ROOM – 9'4" x 6'8" Window overlooking the rear courtyard, vinyl floor, radiator. Room for American size fridge freezer, space for tumble dryer and washing machine.

From the main entrance hall, a turning staircase with wooden handrail, newel posts and banisters ascends to a:-

GALLERIED LANDING Windows overlooking the front garden, radiator. Large airing linen cupboard housing a hot water cylinder with surrounding slatted shelving. Further large built-in wardrobe cupboard with hanging rail and shelving. Doors off to:-



BEDROOM 1 – 18'8" x 16'4" Triple aspect with views over the gardens, two radiators. Television aerial point, door to:-



EN-SUITE BATHROOM Panel enclosed bath with chromium mixer tap, white suite comprising a fully tiled shower cubicle with fitted Mira shower, low level wc, pedestal wash hand basin, ceramic tiled floor, fully tiled walls. Loft hatch access, radiator.

BEDROOM 2 – 14'7" x 9' Large window overlooking countryside, radiator, part vaulted ceiling.

BEDROOM 3 – 10' x 9'9" Window, radiator.



FAMILY SHOWER ROOM Corner shower cubicle with tiled wall surrounds and fitted Mira shower, low level wc, pedestal wash hand basin, radiator, window, ceramic tiled floor. Part tiled wall, wall mounted mirror, light and electric shaver point.

BEDROOM 4 – 13'8" x 9'4" Dual aspect with views to the rear over the courtyard, countryside and Helman Tor. Further views over the front garden, part vaulted ceiling, part exposed stone walling, radiator.

BEDROOM 5 – 10' x 6'9" Window overlooking the rear courtyard with views beyond to countryside and Helman Tor. Radiator.

BATHROOM Panel enclosed bath with tiled toiletry shelf at one end and tiled wall surrounds, fitted Mira shower above with shower hose, pedestal wash hand basin, low level wc. Radiator, wall mounted mirror, light and electric shaver point. Loft hatch access, inset ceiling downlighters, ceramic tiled floor.

OUTSIDE



Trevellion Barn is approached from a private road shared with two other properties and a farmer. The road is gravelled, and the first turning off, shortly after entering, is a right hand fork to Trevellion Barn which drops down, on a gravelled driveway, to a five bar vehicular gate opening onto a concreted driveway providing a large parking and turning area around the barn. To the right hand side, the drive leads to a **DETACHED GARAGE – 24'8" x 13'9"** Twin timber doors to the front, electric light and power points. The garage also holds the filtration and pumping equipment for the borehole, has a vaulted ceiling with eaves storage space. To the left of the barn is a courtyard area, the central part of which is given to parking with a gravelled bed/sitting area next to the barn and lawned garden to the left. At the back of the courtyard is the store and workshop.

STORE – 18' x 14'4 Windows to the front overlooking the courtyard, timber stable door, vaulted ceiling with eaves storage space. This room houses the conversion equipment for the photovoltaic cells on the roof. An interconnecting door connects to the:-

WORKSHOP – 14'2" x 12' Side pedestrian door, windows overlooking the courtyard, vaulted ceiling with skylight window and eaves storage space. The store and the workshop interconnect and have power and light points.

From the courtyard a metal gate opens onto the rear garden which is mainly lawn with a fenced boundary, beyond which is a paddock area fenced at the far end and with tree and hedge lined boundaries.

The front garden comprises a broad sweep of lawn with an impressive rockery, a stone surround shelters the pump and borehole.

In all the grounds extend to over 2½ acres.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE PL26 8RT.

SERVICES Mains electricity, private drainage, private water supply via a borehole. Oil fired central heating boiler, oil fired Rayburn providing cooking facilities and hot water, UPV solar panels on the workshop providing cheap electricity to the house and an income from a feed-in tariff. We understand from our client that this provides an income of circa £800 per annum together with a potential reduction in the electric bill of up to £400 per annum as well.

COUNCIL TAX BAND E (see www.mycounciltax.org.uk).

DIRECTIONS Proceed northwards from Truro on the A30 turning off towards Wadebridge and Lanivet on the A389/A391. Proceed up the slip road to a roundabout at which turn right towards St Austell and Bugle on the A391. At the next roundabout proceed straight across heading towards St Austell on the A391 then proceed for approximately ½ a mile and on a shallow right hand bend turn left towards Bodmin and Wadebridge. Follow this road for 100 yards or so and turn right towards Luxulyan. Follow this lane past Barguse Riding Centre and Creusa Kennels (Arden Grange) just after which, take the turning on the left towards Gunwen, Helman Tor and other places. Follow this lane for .3 of a mile and just past Trevellyn Farm on your right, (opposite a public footpath sign pointing in the opposite direction), take a well metalled track on the left hand side with a large impressive stone barn on the right just as you enter the track, this is Trevellion Barn.

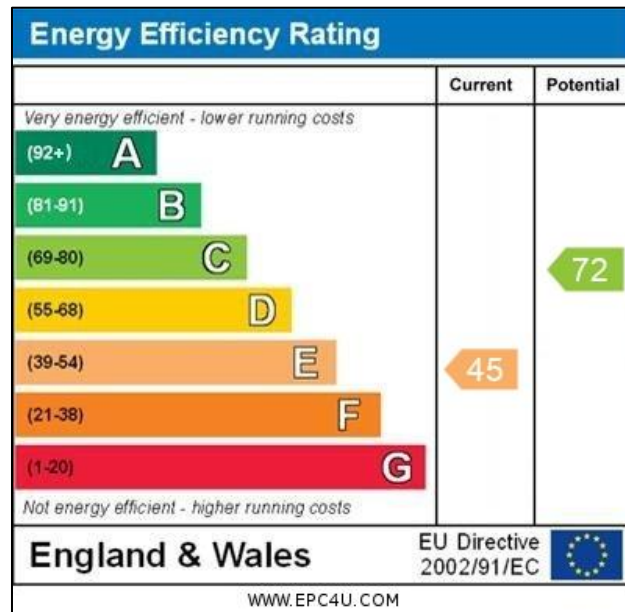
AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection

with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

Trevellion Barn, Bugle, St. Austell

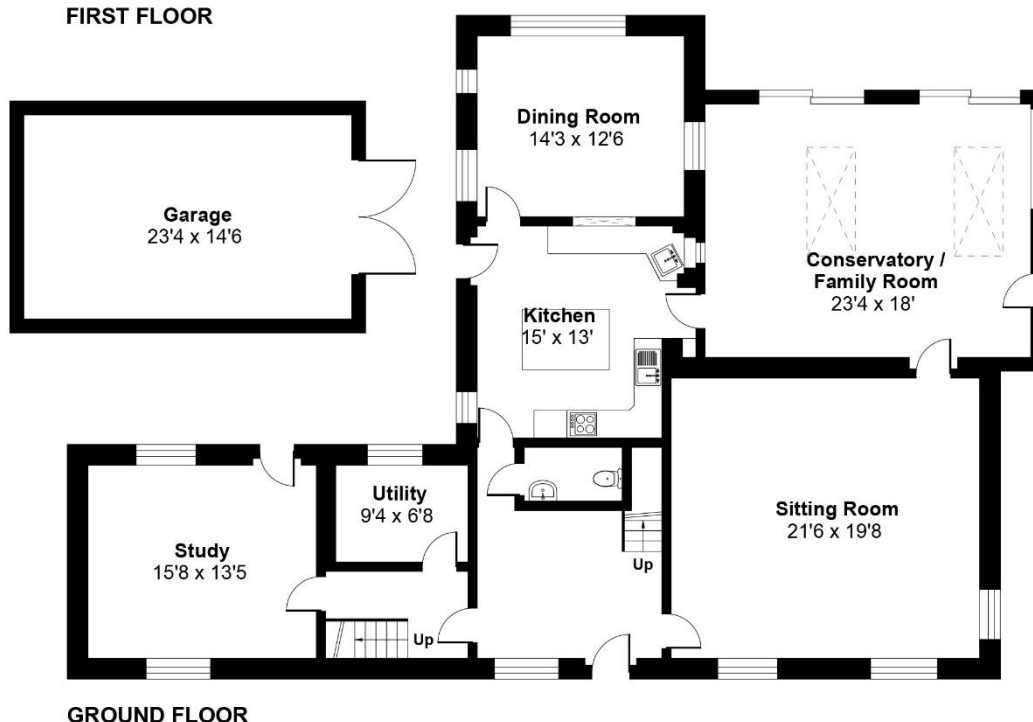
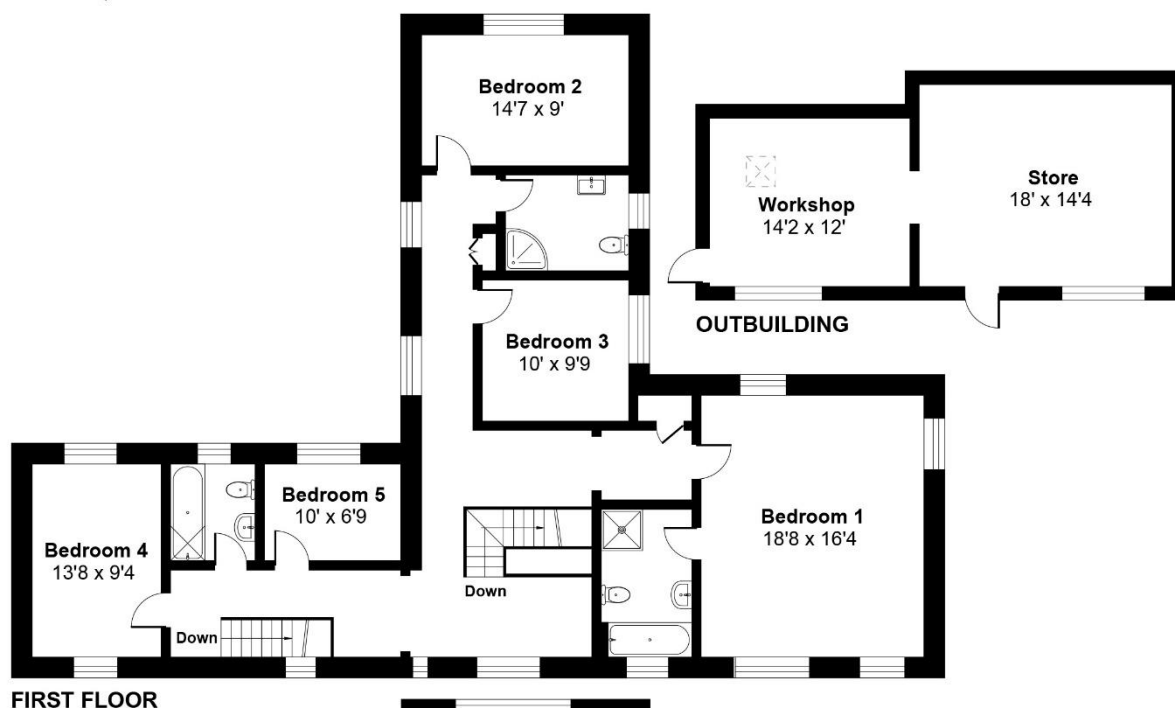
Approximate Area = 3361 sq ft / 312.2 sq m

Outbuilding = 437 sq ft / 40.5 sq m

Garage = 340 sq ft / 31.5 sq m

Total = 4138 sq ft / 384.4 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024.
Produced for Lillcrap Chilcott. REF: 1175926

For reference only, not to form any part of a sales contract.



