



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR23991450

Guide £550,000

Upper Barn,
Park Farm, St Clement, Truro, Cornwall, TR1 1SX

FREEHOLD



A beautifully presented attached 3 bedroomed converted barn with delightful well-stocked sunny cottage gardens, set down a long private drive in an idyllic rural location just a few minutes' drive from the centre of Truro. **With current planning consent for a number of exciting minor alterations which, in our opinion, would significantly add value.**



SUMMARY OF ACCOMMODATION - In all about 1,170sq ft.

Ground Floor Spacious and versatile living room including lounge area and additional multi use space for home office and a reading area.

First Floor Landing, 3 bedrooms, bathroom.

Lower Ground Floor Kitchen/dining area, shower room.

Outside Fully enclosed gardens set over three levels comprising lawned kitchen garden with terrace, main lawn with hedging and herbaceous borders, low maintenance upper garden with concrete terrace, raised vegetable beds and lawn.

DESCRIPTION

Upper Barn is a rare gem – a fantastically presented attached country home bursting with charm and character in the most idyllic of rural locations, yet all within just a few minutes' drive from the centre of Truro with the many amenities it offers.

Offered for sale with no onward chain, Upper Barn is one of a small number of converted barns in an exclusive enclave on the Park Farm estate and is located at the end of its own long private drive with blissful three tier gardens bordering neighbouring fields in an Area of Outstanding Natural Beauty.

The property has attractive mellow stone and brick elevations and a traditional slate tiled roof. It is in excellent decorative order throughout with newly refurbished hardwood double glazed windows and custom made curtains and blinds.



The glazed front doors open directly into a large triple aspect open-plan living room complete with sitting area and plenty of space for a home office, formal dining room or reading snug. There is valid planning consent under application number PA22/06208 to add a Juliet balcony on the north elevation of the property.

A staircase leads down to the large kitchen/dining room – a true heart of the home with its cream two oven electric Aga complemented by an electric hob and oven, Belfast sink, dishwasher and space for a washing machine. A large utility cupboard has space for a tumble dryer and a shower room/wc completes the accommodation on the lower ground floor. There is current planning consent to replace the current kitchen doors and window with a wall of bifold doors creating a stunning contemporary indoor/outdoor living space, and to reconfigure the shower room to create a utility, walk-in shower and a new window.

PROPOSED CHANGES FOR WHICH THERE IS VALID PLANNING CONSENT.



Illustrative view of proposed kitchen area



View of proposed hidden garden

On the first floor there are three good sized bedrooms, two of which have triple fitted wardrobes and open shelves. The bathroom is beautifully appointed with a heritage style suite complete with freestanding claw foot roll top bath.

Outside, Upper Barn is a horticulturalist's delight with its multi tier gardens creating a series of 'rooms', each with its own style and personality.

There is a large carport which has its own water supply and planning consent for conversion into a studio space, suitable for use as a home office or gym. Full details can be found on Cornwall Council's Planning Portal under application PA22/06208.

LOCATION

Upper Barn is situated in St Clement, a highly regarded area on the outskirts of Truro, which stretches along the banks of the Tresillian River, a tributary of the River Fal which flows out into the Carrick Roads into Falmouth Bay where some of the finest day sailing waters in the United Kingdom are to be found. In the immediate area, there are delightful walks along the banks of the Tresillian River as well as a down through beautiful countryside to Sunny Corner and on to Malpas with its attractive Heron Inn.

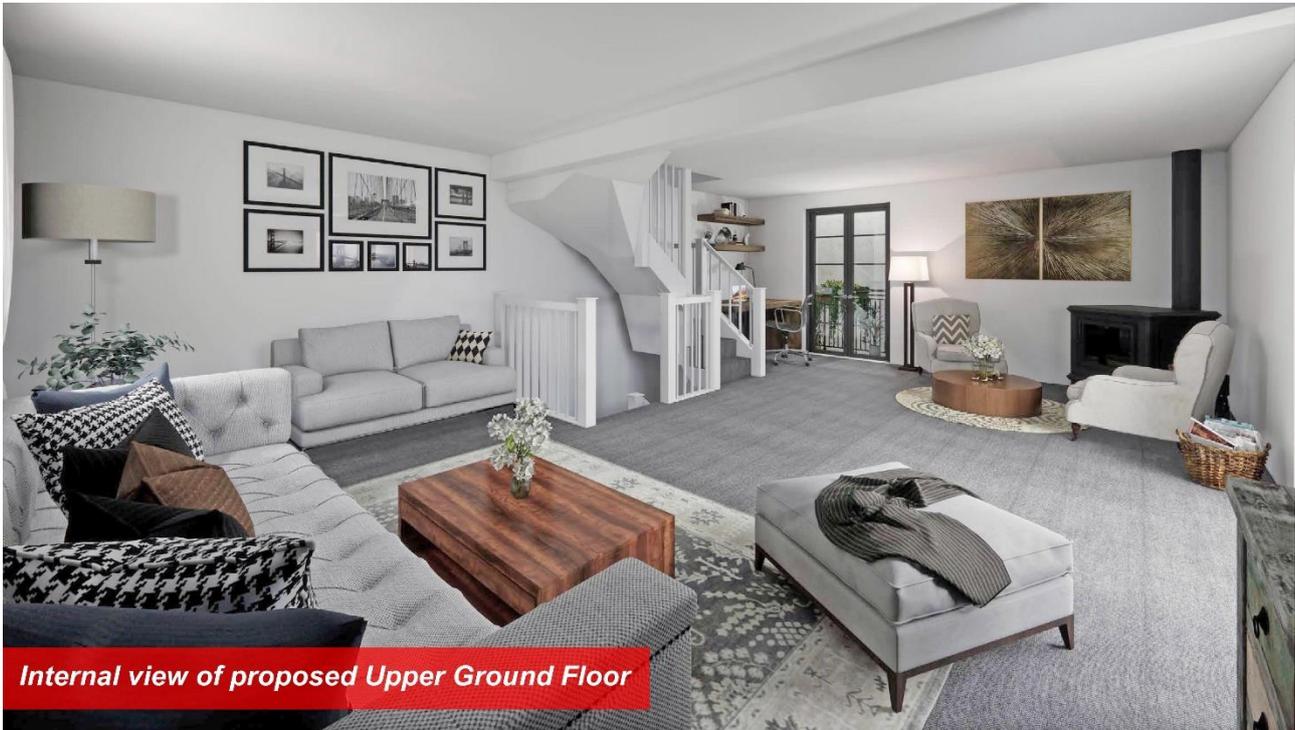
Approximately 1½ miles away is the city of Truro which provides an unrivalled array of shopping, leisure and commercial facilities. Truro is home to both the Royal Cornwall Hospital and the private Duchy Hospital together with both state and independent schooling. London is just over 4 hours away by train and the nearby A39 provides a swift link to the A30 dual carriageway to Exeter and the M5 beyond. Cornwall Airport Newquay lies approximately 25 minutes to the north west and provides daily shuttle flights to various destinations.

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

From the enclosed gated garden, steps ascend to the glazed double front doors which open into:-

LIVING ROOM – 23'8" x 16'6" A triple aspect reception room with part beamed ceiling, bespoke curtains and blinds, three radiators. With planning consent to replace the existing window with a pair of glazed doors and Juliet balcony.





Internal view of proposed Upper Ground Floor

From the reception room stairs descend to kitchen/dining room on the lower ground floor and rise to the bedrooms on the first floor.

LOWER GROUND FLOOR

KITCHEN / DINING ROOM – 23'2" max x 16'3" max
 Kitchen with range of base and wall cabinets, wooden worktops, hob and oven, and dishwasher, Belfast sink, two oven Aga with ceramic tiled splashback. Wood laminate flooring, radiator, window and double glazed doors to rear kitchen garden and patio. Off the kitchen is a large understairs storage cupboard. Cornwall Council has granted planning permission to replace the current doors and window with a wall of bifold doors to create a stylish and contemporary kitchen/dining and entertaining space.



SHOWER ROOM WC and shower, chrome ladder-style heated towel rail, downlighters. Airing cupboard.

FIRST FLOOR

LANDING Feature porcelain pendant light, access via ladder to part boarded loft space.

BEDROOM 1 – 12'8" max to side of built-in wardrobes and shelving x 9'3" Triple wardrobes and open shelves, Velux window, radiator, part beamed ceiling. Wood panelled doors and skirting boards.

BEDROOM 2 – 10'4" max x 6'9" max Radiator, part beamed ceiling, Velux window. Wood panelled doors and skirting boards.



BEDROOM 3 – 10'8" max to side of built-in wardrobes and shelving x 9'3" Triple wardrobe and open shelves, radiator, Velux window overlooking the surrounding green fields and countryside. Wood panelled doors and skirting boards.

BATHROOM – 6'7" x 6' White Heritage style suite including freestanding claw foot bath, wc and pedestal wash band basin. Velux window, heated towel rail. Wood panelled doors and skirting boards.



OUTSIDE

Upper Barn has a broad, long, gated private driveway, flanked by grassy borders containing apple, pear and cherry trees. There is plentiful parking on the drive as well as in the **double carport 17'3" x 16'9"** which has mains supplies of water and electricity. There is planning consent to convert the car port into an office, gym or storage area with its use limited for purposes incidental to the enjoyment of the dwelling house. A stepping stone and shingle path leads from the carport to both the upper garden and to the gated middle lawn where there is a gently curved path to the front door.





The three tiered garden will be of great appeal to keen gardeners, offering three very different 'rooms', each with its own function and personality. The enclosed middle garden is mainly laid to lawn with well stocked borders and manicured hedges. Wooden steps descend to the lawned kitchen garden where clematis, honeysuckle and jasmine provide the perfect backdrop for breakfast on the terrace. A veritable sheltered suntrap, the kitchen garden is also home to a raised herb garden.



Behind the carport is a gated area housing the LPG tanks for Upper Barn and its neighbours. Railway sleeper and shingle steps lead to the upper garden which offers stunning views over the surrounding countryside and has raised vegetable beds, a concrete base for garden furniture, gazebo or greenhouse and an area of level lawn.

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 TR1 1SX.

SERVICES Mains water, mains electricity, LPG, private drainage (shared septic tank).

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1800Mbps download speed. 220Mbps upload speed.

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

DIRECTIONS At Trafalgar roundabout, take the exit to St Clement and head uphill away from the city centre. At the top of the hill, turn right to St Clement and follow the road for half a mile, turning right once you have passed the low green wall on your right. After a further 0.3 mile turn right through a wooden farm gate marked 'private' onto a lane with a field to your left and a wooden post and rail fence. The entrance to Upper Barn will be on the left.

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.

AGENT'S NOTE 2 We understand that there is an area of Japanese Knotwood at the end of the drive which is subject to a treatment plan. More information available on request.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Not to scale – for identification purposes only.

Upper Barn, Park Farm, St Clement, Truro

Approximate Area = 1131 sq ft / 105 sq m(exclude carport)

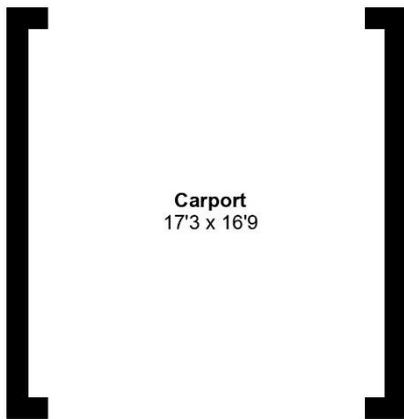
Limited Use Area(s) = 39 sq ft / 3.6 sq m

Total = 1170 sq ft / 108.7 sq m

For identification only - Not to scale

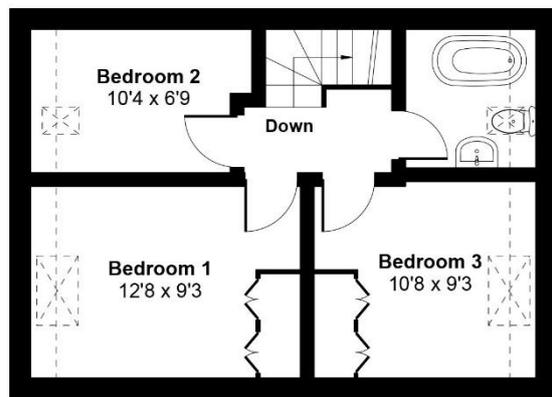


Denotes restricted head height



Carport
17'3 x 16'9

CARPORT



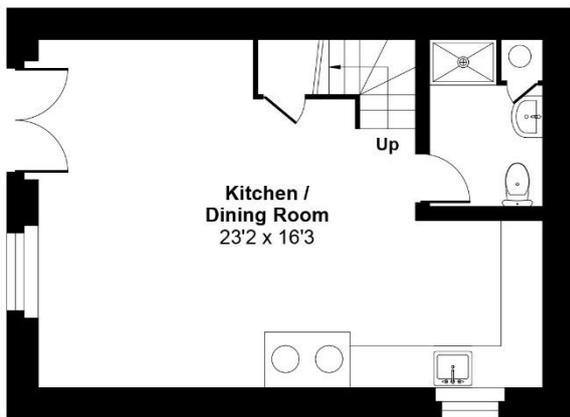
Bedroom 2
10'4 x 6'9

Down

Bedroom 1
12'8 x 9'3

Bedroom 3
10'8 x 9'3

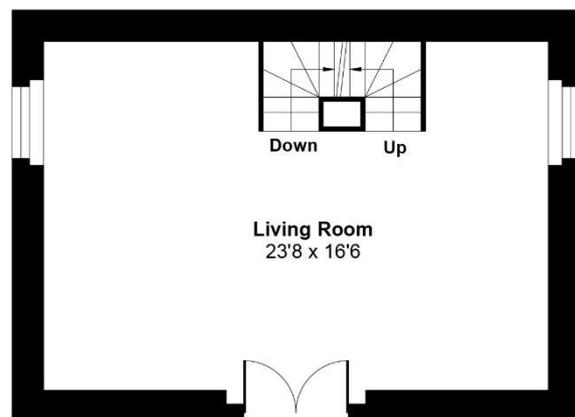
FIRST FLOOR



Kitchen /
Dining Room
23'2 x 16'3

Up

LOWER GROUND FLOOR



Living Room
23'8 x 16'6

Down Up

GROUND FLOOR



