



THE SMITHY, TRELEAN VEAN ST EWE PL26 6ES

A Rare Find in Rural St Ewe!

Unique, appealing and brimming with rustic charm and individuality, this beautifully converted barn offers space, character and countryside living at its best.

With versatile rooms, large sunny garden, and a generous garage, it's the perfect blend of comfort and Cornish charm.

**Homes like this don't come along often —
arrange your viewing today!**

Key Features

Converted Barn

Rustic Charm
Unique Character

Versatile
Accommodation

Garage & Parking

Annexe Potential

Attractive Garden &
Countryside Views

About The Property

Tucked away in the tranquil rural setting of St Ewe, this beautiful conversion offers a rare opportunity to enjoy country living. Blending rustic charm with spacious versatility, this characterful home truly stands out for its individuality and appeal. The internal accommodation flows effortlessly whilst outside, the large gardens create a wonderful space to relax or entertain. Full of charm and character, this is a home that must be seen to be fully appreciated — a truly unique Cornish gem.

About The Location

Positioned just on the edge of the main village, the property enjoys all the charm of rural life. St Ewe is a small, picturesque parish and village in mid-Cornwall, located around five miles south-west of St Austell. Set within a beautiful rural landscape of farmland and woodlands, it offers the best of countryside living — close to the coast, yet pleasantly tucked away from the busier seaside spots.

The area has an unmistakably peaceful feel, while still remaining within easy reach of everyday amenities. The nearby town of St Austell offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley, public houses, schools and healthcare.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

Granite Floor. Glass Panel Door. Smoke Alarm.

Bedroom One

13' 1" x 10' 1" (3.98m x 3.07m)

Wood double glazed window to front and side elevations. Wood floor.

Shower Room

8' 0" x 5' 4" (2.45m x 1.62m)

Low level WC. Wash-hand basin. Walk-in shower. Granite floor. Velux window. Heated towel rail.

Kitchen

13' 1" x 13' 0" (3.98m x 3.97m)

Range of wall and base units with worktops over. Space for fridge. Space for cooker. Belfast sink. Velux window. Stone floor.

Bedroom Two

10' 6" x 10' 6" (3.20m x 3.20m)

Wood double glazed window to rear elevation. Wood floor. Radiator.

Mezzanine Area

11' 5" x 8' 1" (3.48m x 2.47m)

Velux window. Double glazed window to rear. Wood floor. Built-in storage cupboard.

Lounge

13' 0" x 9' 7" (3.96m x 2.92m)

Beam ceiling. Fireplace with log burner. Wood Floor. Wood glass panel French doors into:

Sun Room

13' 3" x 7' 1" (4.05m x 2.15m)

Hardwood construction overlooking the garden. Double glazed wood door to side. Double glazed full-height windows overlooking the garden. Stone floor. Velux window. Wood glass panel doors into:

Dining Room/Reception 2

12' 11" x 10' 4" (3.94m x 3.14m)

L-shaped room. Hard wood double glazed windows. Stone floor. Hard wood glass panel door to front elevation. Storage heater. Inner hall leading to storage area, with stairs leading to the mezzanine area. Beam ceiling.

Bathroom

6' 6" x 5' 5" (1.97m x 1.65m)

Three piece bathroom suite in white.

Office/Study Area

Open area with space for a desk or guest single bed, with narrow stairs leading to:

Attic Room

11' 5" x 7' 9" (3.48m x 2.37m)

Wood double glazed window to the rear elevation.

Utility Area

10' 5" x 7' 7" (3.17m x 2.30m)

Range of base units. Space for fridge freezer. Belfast sink. Wood glass panel double glazed door to rear elevation. Double glazed wood windows to side and rear. Granite floor. Space and plumbing for a washing machine.

Exterior

The garden is laid to lawn with flower and shrub borders and enclosed by fence and hedging. Attractive far reaching countryside views.

Garage and Parking

Double wooden gates give access to a shingle parking area, leading to the garage.

Additional Information

EPC 'E'

Council Tax Band 'B'

Services – Mains Electric, Septic Tank Drainage

Property Converted - 2010

Floorplans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Mezzanine



Kitchen



Utility



Lounge



Sun Room



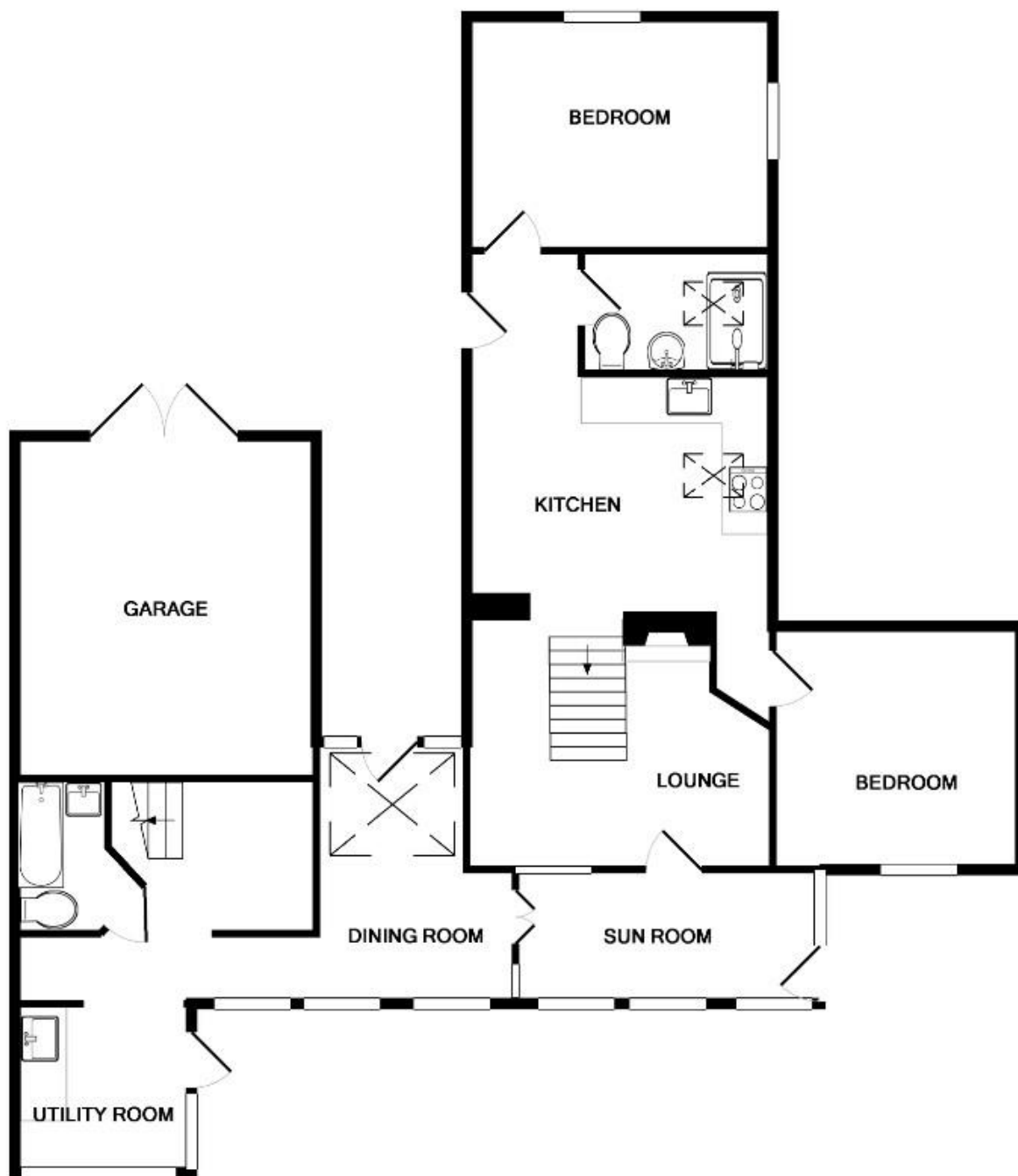
Dining Area/Reception Room



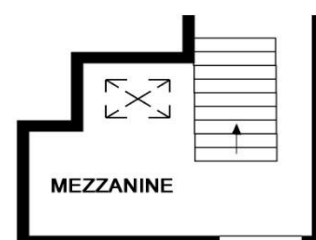
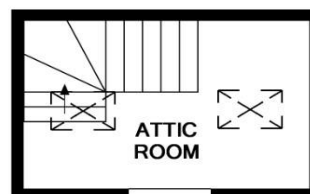
Bedroom One



Garden with Countryside Views



GROUND FLOOR



1ST FLOOR

St Austell

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ESTABLISHED 1865
Jefferys

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