

## SHUTE BARN, LERRYIN, LOSTWITHIEL, PL22 0QE



**An attractive south facing and spacious two bedroom detached single storey barn conversion with beautiful gardens and five acres of land, enjoying a private tucked away location just a short walk from the centre of this picturesque village.**

**Accommodation Comprises:- Front entrance porch, open plan kitchen/dining room, lounge, inner lobby, master bedroom with en-suite shower room, utility room, inner hall, second bedroom, bathroom, oil fired central heating, additional electric heaters, double glazing, private off-road parking for several cars, front and rear gardens, various sheds and a five acre field with a large pond.**

**£625,000**

## SITUATION

The beautiful village of Lerryn offers a superb setting at the head of a creek on the tidal reaches of the River Lerryn, which forms part of the Fowey Estuary. This small village boasts a range of facilities including a Primary School, village shop, village hall and a pub called the 'Ship Inn'. Boating enthusiasts can gain easy access onto the river and there are stunning walks along the river banks into woods owned by the National Trust on one side and private woodland on the other. Three miles to the North-West lies the historic stannary town of Lostwithiel which offers a wider range of shopping facilities and public services.

## ACCOMMODATION (All sizes approximate):-

Front entrance door to:-

### Entrance Porch

Low stone wall with oak framed double glazed windows to front and side elevations. Step and doorway to:-

### Open Plan Kitchen/Dining Room

23' 1" x 11' 1" (7.04m x 3.38m) widening to 13' 4" (4.07m) Oak floor. Two radiators. Electric heater. Bespoke kitchen featuring a modern range of base and drawer units. Inset double bowl stainless steel sink with mixer tap. Built-in single electric oven with inset four ring electric hob and stainless steel extractor over. Space and plumbing for dishwasher. Space for fridge and freezer. High beamed ceiling. Telephone point. Double glazed window to front elevation. Two double glazed Velux roof windows. Door to inner lobby. Door to:-

### Lounge

24' 8" x 11' 11" (7.52m x 3.62m) Two large double glazed windows to front elevation looking out onto the south facing front garden. Two double glazed windows to rear elevation. Two radiators. Electric heater. TV aerial and telephone points. High beamed ceiling. Wooden library shelving by the office area of the room. Door to inner hall.

### Inner Lobby

Radiator. Loft hatch. Beamed ceiling. Doorways to utility room and en-suite shower room. Doorway to:-

### Bedroom One

16' 7" x 14' 9" (5.05m x 4.49m) A large double bedroom with fitted wool carpets. Double glazed windows to front, side and rear elevations. Two radiators. Beamed ceiling.

### En-Suite Shower Room

9' 1" x 4' 10" (2.77m x 1.48m) Corner shower cubicle with tiled surround. White low level W.C and pedestal wash hand basin. Chrome heated towel rail. Tiled floor. Extractor fan. Shaver socket. Double glazed window to front elevation.

### Utility Room

9' 1" x 5' 7" (2.78m x 1.70m) Space and plumbing for washing machine. Worcester oil fired combi boiler. Radiator. Double glazed window to rear elevation. Part glazed door to outside.

### Inner Hall

Loft hatch. Built-in cupboard with double doors, enclosing electric meter and consumer unit. Door to outside. Door to bathroom. Door into:-

### Bedroom Two

13' 8" x 11' 4" (4.17m x 3.45m) Double bedroom with fitted wool carpets. Double glazed window to front elevation. Two double glazed windows to rear elevation. Two radiators. Beamed ceiling. The second entrance door and bathroom makes this suitable for guests to stay away from the main living area of the property.

## Bathroom

7' 7" x 6' 1" (2.30m x 1.86m) White suite comprising:- Panelled bath with mixer shower, low level W.C and pedestal wash hand basin. Part tiled walls. Radiator. Extractor fan. Two obscure double glazed windows to rear elevation.



FRONT GARDEN



LAND TO THE REAR

## OUTSIDE

The property is approached via a shared driveway, leading to a parking area at the side of the property. A pathway leads to a private front garden which is predominantly laid to lawn with seating areas and a garden store. Immediately to the rear is a further garden area with a small foot bridge passing over a stream. A secluded five acre field lies to the rear of the property, which is mostly laid to pasture with an abundance of trees, orchard, wildflowers, large pond, two fresh water streams, open fronted shelter/store and superb countryside views.

## ENERGY RATING

E(49).

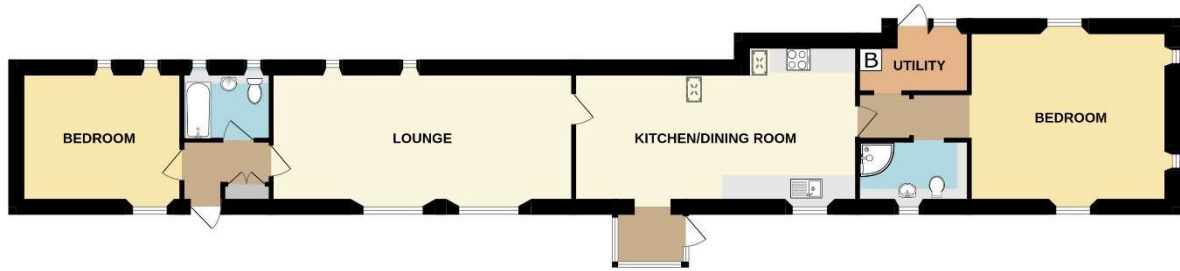
## COUNCIL TAX

Cornwall Council. Tax Band 'D'.

## DIRECTIONS

Heading down the hill towards the village of Lerryn from Lostwithiel, turn left at the first junction before the bridge. Continue along this road for approximately 50 yards and the shared driveway leading to Shute Barn is on the left-hand side.





Measurements are approximate. Not to scale. Illustrative purposes only  
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### FLOOR PLAN (FOR ILLUSTRATION ONLY, NOT TO SCALE)



### BOUNDARY PLAN (FOR ILLUSTRATION ONLY)

Members of the NAEA



#### St Austell

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01726 73483  
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#### Lostwithiel

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