

TREVAS BARN

Towednack, St. Ives, TR26 3AR

Price: £395,000



**CROSS
ESTATES**

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Detached three bedroom (one a walk through) barn conversion located in a rural location on the outskirts of the village of Towednack approx. 4 miles from St Ives. The property sits alongside a working farm and offers off road parking, lovely enclosed rural gardens with the most beautiful rural views over the West Cornwall countryside to the south coast. With many character features including fire place with multi fuel burner, exposed granite and beams. Viewing is recommended





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ENTRANCE PORCH

Tiled floor, coat hanging space, glazed door and side into

LOUNGE 16' 1" x 15' 9" (4.9m x 4.8m)

Lovely large room with double glazed window to the front, 2 radiators, double glazed window to the rear overlooking the gardens, recess with shelving, large granite fireplace with multi fuel burner inset, door to

LOUNGE / DINER 14' 9" x 15' 9" (4.5m x 4.8m)

Stairs rising to the first floor with cupboard under, tiled flooring, double glazed double doors opening out to the rear garden offering great rural views, power points. Kitchen comprises a range of eye and base level units with oak worktop surfaces

over, butler deep sink unit with taps over, plumbing for washing machine, electric eye level oven and grill, central island with 4 ring electric hob onset and storage under, power points, granite reveals

FIRST FLOOR

With half turn staircase and double glazed window to the side.

BATHROOM 11' 11" x 5' 10" (3.63m x 1.79m)

Window to the side, part tiled walls, pedestal wash hand basin, panelled bath with mains fed shower over, close coupled WC, built in storage cupboard with slatted shelving

BEDROOM ONE 13' 5" x 11' 6" (4.1m x 3.5m)

Good sized double bedroom, two UPVC double glazed window to the front, radiator, power points

BEDROOM TWO 8' 2" x 9' 11" (2.5m x 3.02m)

Dual aspect UPVC double glazed windows to the side and rear, the rear in particular offering fine rural views, radiator, power points, built in wardrobe housing hanging space and shelving, door to

BEDROOM THREE 7' 3" x 9' 10" (2.2m x 3m)

Dual aspect UPVC double glazed windows to front and side again offering fine rural views, radiator, power points

OUTSIDE

To the front of the property there is off road parking for approx. 2 vehicles. To the rear is a lovely, open aspect and good sized garden offering superb rural views over the surrounding fields and hills of West Cornwall over to the South coast. Mainly laid to lawn there are some raised flower beds stocked full of plants. In the corner of the garden there is a timber shed

SERVICES

Private drainage, mains electricity, oil fired central heating. Broadband will be available to the property with possible superfast speed of 1000Mbps, ideal working from home. Mobile coverage: EE, O2 and Vodafone all likely but Three not likely

EPC

F

COUNCIL TAX

D

TENURE

Freehold

AGENTS NOTE

The property is located on a working farm with access from the road up through a lane that all properties have access over

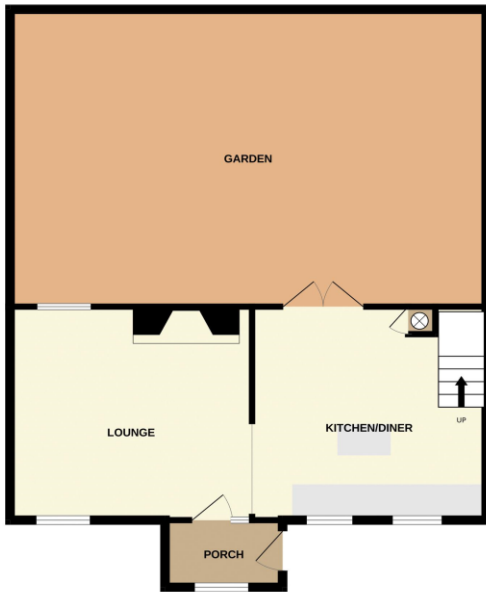
FLOOD RISK

Surface water and drainage - Very Low Risk
Seas and River - Very Low Risk

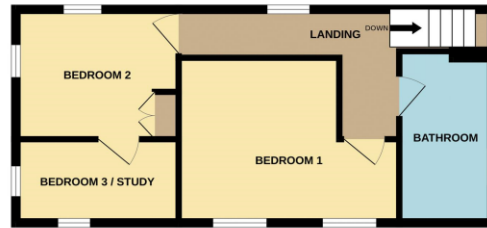


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GROUND FLOOR



1ST FLOOR



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