



Swallows Barn



# Swallows Barn

Resparva, Newquay, Cornwall, TR8 5BE

Newquay 8 miles Truro 9 miles St Austell 11 miles

Charming three-bedroom barn conversion with a triple-aspect kitchen, cosy breakfast area, and versatile first floor. Enchanting garden, underfloor heating, wood-burner, and stunning countryside views offer a perfect rural retreat.

- Three Bedroom Barn Conversion
- Private Setting
- South Facing Garden with Patio
- Freehold
- Separate Stone Building for Conversion
- Parking for Four Cars
- Playhouse, Workshop Spaces and Sun Room
- Council Tax Band E

Guide Price £585,000

## SITUATION

Swallows Barn is a generous, rural, characterful three-bedroom barn conversion located at the end of a private road within an original Cornish farmstead. The property boasts a secluded setting comprising of five-character properties, providing excellent access to east and west Cornwall, as well as both the rugged north and gentle south coasts.

## DESCRIPTION

A traditional stable door welcomes you into an entrance hall, leading to a triple-aspect kitchen with a cosy breakfast area offering countryside views. French oak fitted kitchen units house integrated appliances and a six-ring range cooker. The entrance hall also leads to a well-proportioned centrally located dining room with French doors opening directly onto the patio, creating a great entertaining space.



In addition, on the ground floor are three bedrooms, a family bathroom, and an airing cupboard. The master bedroom has an en-suite shower room. The family bathroom, equipped with underfloor heating, offers both a shower and a deep, free-standing roll-top bath.

Upstairs is a versatile space currently used as a reception room but could easily serve as a home office or hobbies space. This area connects to the main sitting room, a light, vaulted space with character featuring a wood-burning stove. Windows on the south and north sides illuminate the space, and along one side are two spacious insulated walk-in storage cupboards

### **OUTSIDE**

The property includes a quiet, south-facing garden with substantial patio for entertaining, treehouse style playhouse, sun-room, decorative shrub borders, lawned areas, workshop/storage spaces, and a large gravel drive for up to four cars.

The property also comes with 'The Old Laundry House'. This is an additional storage/workshop space, located on the opposite side of the access road, with its own private garden and far reaching countryside views. The current owners have gained planning permission to convert this building to extra living accommodation. Planning reference number (PA19/07836).

### **VIEWINGS**

Strictly by prior appointment with Stags Truro office on 01872 264488

### **SERVICES**

Mains water, Private drainage, Oil fired central heating.

### **DIRECTIONS**

Leave the village of Mitchell Southbound on Fair Park View and turn left at the Mitchell playing field. Follow this road for 1.2 miles and turn right onto the track that will take you to the property. After 0.2 miles you will arrive at Swallows Barn.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		
81-91)	B		
69-80)	C		
55-68)	D		
39-54)	E		
21-38)	F		
1-20)	G		
Not energy efficient - higher running costs			
England & Wales		49	83
EU Directive 2002/91/EC			

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### Swallows Barn, Summercourt, Newquay, TR8 5BE

Approximate Area = 1467 sq ft / 136 sq m  
 Including Limited Use Area(s) = 40 sq ft / 4 sq m  
 Outbuildings = 512 sq ft / 48 sq m  
 Total = 2019 sq ft / 188 sq m  
 For identification only - Not to scale

**OUTBUILDING 1 / 2 / 3 / 8 / 9 / 10 / 11**

**Denotes restricted head height**

**FIRST FLOOR**

**OUTBUILDING 4 / 5 / 6 / 7**

**GROUND FLOOR**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for nichecom REF: 889849.