



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 £550,000

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.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

61 Lemon Street, Truro, TR1 2PE

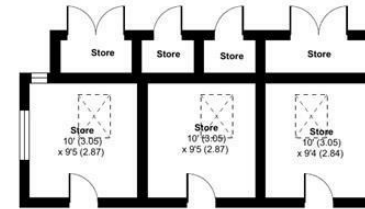
truro@stags.co.uk

01872 264488

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



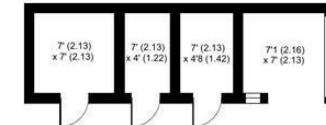
OUTBUILDING 1 / 2 / 3 / 8 / 9 / 10 / 11



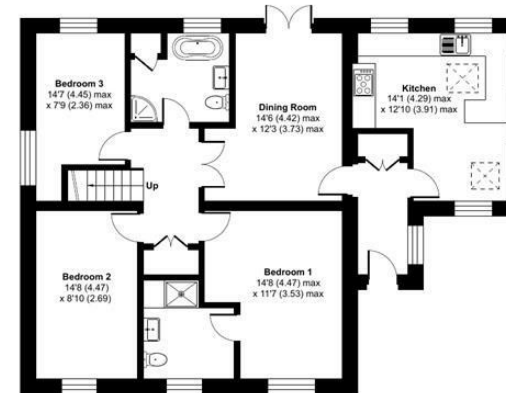
Denotes restricted head height



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



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London