



Swallows Barn



# Swallows Barn

Resparva, Newquay, Cornwall, TR8 5BE

Newquay 8 miles Truro 9 miles St Austell 11 miles

A well positioned charming three-bedroom and versatile character barn conversion with private parking, a garden and fine outbuilding

- 3 Bedroom Barn Conversion
- Rural Setting
- Attractive Garden with Patio
- Freehold
- Separate Stone Outbuilding
- Parking for up to 4 Cars
- Playhouse, Outstores and Sun Room
- Council Tax Band E

Guide Price £550,000

## SITUATION

Swallows Barn is rurally situated in a small 'hamlet' of five character properties at the end of a private lane. The local villages of Summercourt and Mitchell offer everyday facilities supplemented further by the cathedral city of Truro about 9 miles to the south west. At Summercourt there are junctions on the A30(T).

## DESCRIPTION

On the ground floor, a traditional stable door opens to an Entrance Hall which leads to a triple-aspect Kitchen with French oak fitted units, integrated appliances, six-ring range cooker and breakfast area. The Hall also leads to a well-proportioned centrally located Dining Room with French doors opening onto the patio as a fine entertaining space.

In addition, on the ground floor are three Bedrooms - one with En Suite Shower Room - family Bathroom and an Airing Cupboard. The family bathroom, equipped with underfloor heating, offers both a shower and a deep, free-standing roll-top bath.

On the first floor is a versatile space currently used as a Reception Room, which could easily serve as a home office or hobbies space. This area connects to the main Living Room being a well proportioned, light, vaulted room, wood-burning stove and access to spacious insulated walk-in Storage Cupboards



## OUTSIDE

To the south of Swallows Barn is a garden with substantial patio for entertaining, treehouse style playhouse, sun-room, decorative shrub borders, areas of lawn, shrub and flower beds and workshop/storage spaces Adjacent to the dwelling is a large parking area for up to four cars.

The property also includes 'The Old Laundry House'. This is an additional detached Outbuilding which is located on the opposite side of the access road, with its own outside space and far reaching countryside views. The current owners previously obtained planning permission for conversion of The Old Laundry House (application number PA19/07836) on 21st January 2020 to self-contained accommodation for occupation by members of the family or non-paying guests of the occupiers Swallows Barn and not for use as a separate residential unit of accommodation.

## VIEWINGS

Strictly and only by prior appointment with Stags Truro office on 01872 264488.

## SERVICES

Mains water and electricity connected. Shared private drainage. Oil fired central heating. Broadband: Standard available (Ofcom). Mobile coverage: likely to be available inside from O2 and limited from Three, EE and Vodafone. Outside likely from EE, O2, Three and Vodafone (Ofcom)

## 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. Swallows Barn is the first property on the right.

## TITLE DEEDS

Please note there are some covenants on the title deeds on part of the property.

## PHOTOGRAPHS

Two of the photographs on display were taken in 2022.



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		
(21-38) F	49	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

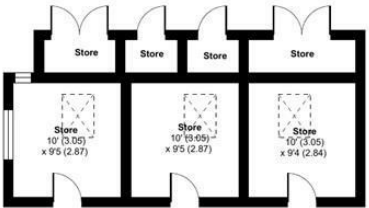
61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488

Swallows Barn, Summercourt, Newquay, TR8 5BE

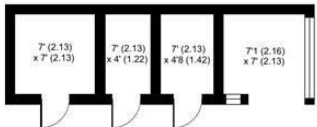
Approximate Area = 1467 sq ft / 136 sq m  
Including Limited Use Area(s) = 40 sq ft / 4 sq m  
Outbuildings = 512 sq ft / 48 sq m  
Total = 2019 sq ft / 188 sq m  
For identification only - Not to scale



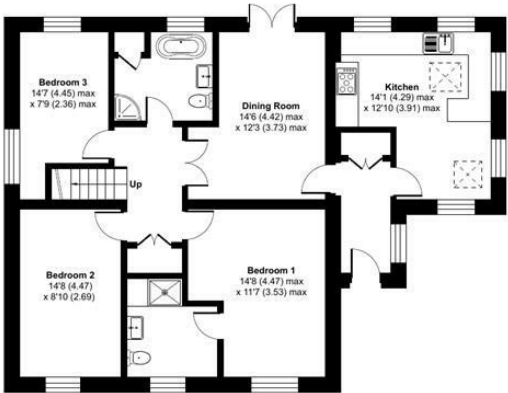
OUTBUILDING 1 / 2 / 3 / 8 / 9 / 10 / 11



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